



49 Roseacre Lane
Bearsted, Maidstone
ME14 4JG

Guide Price £900,000 to £950,000

**49
Roseacre Lane
Bearsted
Maidstone
ME14 4JG**



Description

Exquisite 1930s detached home of ample proportion. 1822sq ft. Highly desirable location, cleverly extended featuring a stunning family room kitchen with bespoke units, island and integrated appliances. Beautifully landscaped gardens ideal for outside entertaining in the setting sun. This much loved family home of 26 years has been cherished and enjoyed by the present owners and we highly recommend a viewing for discerning prospective purchasers.

Location

Bearsted offers an excellent selection of local amenities unrivalled in the area, with shops providing for everyday needs, doctors surgery, chemist and post office. A selection of gastro pubs and restaurants around the Village Green, mainline railway station connected to London, library and a highly regarded local infant and junior school. To the east of the village are 26 acres of amenity land known as the Woodlands Trust for all to enjoy. The County town is some two and half miles distant to the west and enjoys a wider selection of amenities with a selection of schools and colleges for older children in and around the town centre. The M20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and the Channel Ports. The village also boasts a wide selection of sporting facilities and clubs, including Tennis, Bowls, Football, Golf and Cricket together with Cubs and Scouts, Brownies and Guides.

Council Tax Band

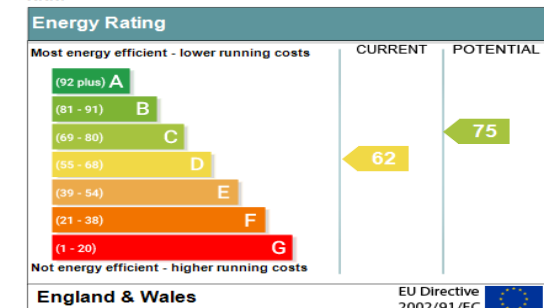
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VIEWINGS STRICTLY BY APPOINTMENT

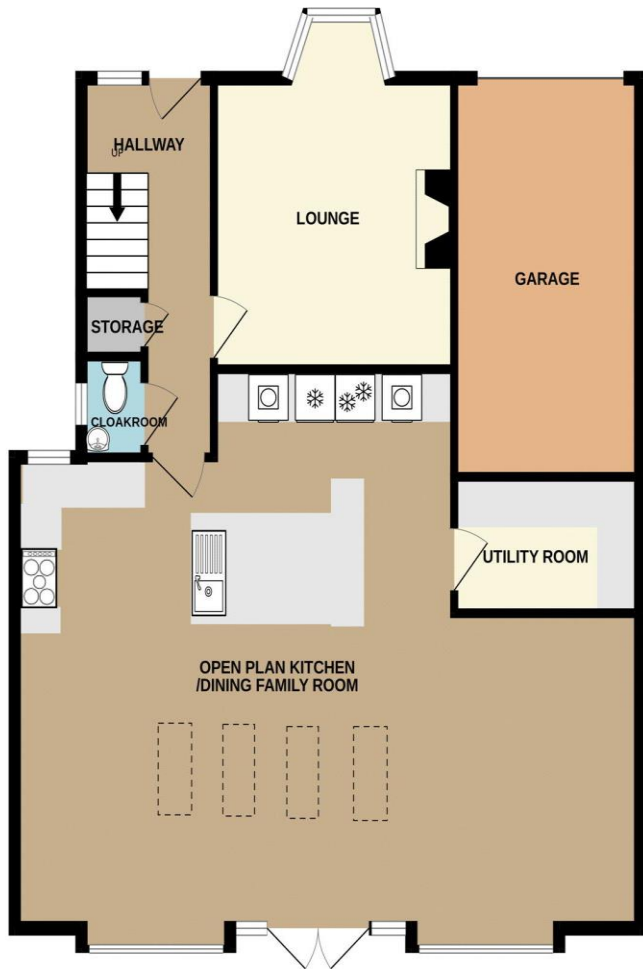
Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.



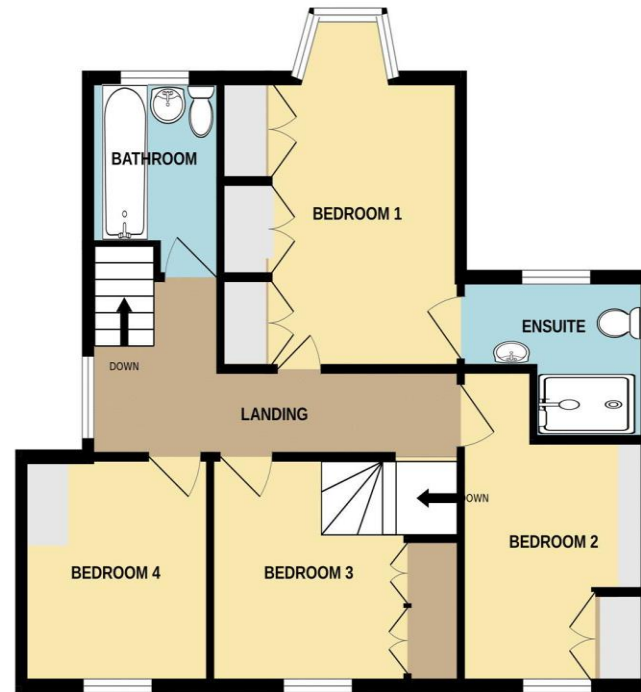
Address: 49 Roseacre Lane, Bearsted, MAIDSTONE, ME14 4JG
RRN:



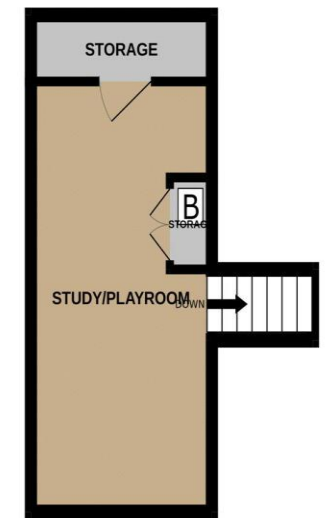
GROUND FLOOR
1002 sq.ft. (93.1 sq.m.) approx.



1ST FLOOR
630 sq.ft. (58.5 sq.m.) approx.



2ND FLOOR
189 sq.ft. (17.6 sq.m.) approx.



TOTAL FLOOR AREA : 1822 sq.ft. (169.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ON THE GROUND FLOOR

ENTRANCE CANOPY

Outside light, half glazed composite entrance door with chrome furniture and glazed side panel, quarry tiled step.

ENTRANCE HALL 15' 3" x 6' 5" (4.64m x 1.95m)

Amtico flooring, radiator with decorative cover, staircase to first floor with natural timber handrail and balustrade. Understairs storage cupboards.

CLOAKROOM

White contemporary suite with porcelain tiled walls, wash hand basin with mixer tap and cupboard beneath, wc with concealed cistern. Window to side.

LOUNGE 13' 9" (max) x 11' 8" (4.19m x 3.55m)

Amtico flooring, bay window to front affording an eastern aspect, double radiator, recessed fireplace with timber effect bressumer beam, slate hearth, fitted wood burning stove, built-in bespoke fireside shelving and storage cupboards.

OPEN PLAN KITCHEN / DINING FAMILY ROOM 30' 9" x 19' 0" (max) (9.37m x 5.79m)

The kitchen area was professionally fitted by Ream Bespoke Kitchens with white and aubergine door and drawer fronts, delightfully set off by leathered granite work tops featuring a stunning island unit with sink, mixer tap and quooker tap. Timber breakfast bar, range cooker with contemporary extractor hood above, eye level microwave and wine cooler, full height refrigerator and matching full height freezer. 3 pillared radiators, Karndean flooring, recess low voltage lighting, step leading to dining family room

which is bathed in light by 4 Velux windows, 2 with remote opening. Further fenestration overlooking the sun terrace with double casement doors and further door to the side.

UTILITY ROOM 8' 9" x 5' 6" (2.66m x 1.68m)

Range of oak faced units, working surface, metro tiled splashback, sink unit and mixer tap, space for washing machine and tumble dryer, shelving, double radiator.

ON THE FIRST FLOOR

LANDING 18' 9" x 7' 3" (max) (5.71m x 2.21m)

Window to side, timber balustrade, staircase to second floor.

BEDROOM 1 14' 0" (into Bay) x 11' 9" (max) (4.26m x 3.58m)

Bay window to front affording a pleasant open outlook, eastern aspect, double radiator. 3 double built-in wardrobe cupboards.

EN-SUITE SHOWER ROOM

Delightful white contemporary suite, with chromium plated fittings, step in shower, wash hand basin, mixer tap, wc, fully tiled walls and flooring, with stone effect ceramics, under floor heating. Window to front, eastern aspect.

BEDROOM 2 12' 0" x 9' 6" (3.65m x 2.89m)

Headboard recess with storage cupboards above, double built-in wardrobe cupboard, window to rear, pleasant outlook, western aspect, radiator.

BEDROOM 3 11' 9" (max) x 9' 1" (3.58m x 2.77m)

Two double built-in wardrobe cupboards with integrated dresser unit, window to rear, western aspect, pleasant outlook, radiator.

BEDROOM 4 9' 2" x 9' 0" (2.79m x 2.74m)

Radiator, window to rear, western aspect.

ON THE SECOND FLOOR

STUDY / PLAYROOM 17' 4" x 8' 0" (5.28m x 2.44m)

Built-in wardrobe cupboard, further built-in cupboard housing Potterton gas fired combination boiler, window to rear, western aspect, eaves storage cupboard, radiator.

OUTSIDE

To the front of the property, the front garden extends to approximately 60 ft with tarmac driveway providing parking and turning for several vehicles. Lawned area well stocked with shrubs including Laburnum and Acer. Integral garage measuring 16' by 8' with roller shutter door, electric, light and power. Side pedestrian access. To the rear of the property the garden enjoys a western aspect and is a particular feature of the property and extends to 90 ft, delightfully secluded and well stocked with shrubs and trees providing seclusion. Exceptionally well landscaped with paved sun terrace with plate glass balustrade, stainless steel supports. Shallow steps lead to a further paved area with sunken firepit, outside lighting and seating. Shrub beds with Acer, roses, Mediterranean grasses. Summer house and garden shed.



Directions

From our Bearsted Office proceed in a westerly direction into Ware Street passing the railway station on the right hand side, taking the next turning on the left into Hog Hill, at the top of the road take the first exit at the roundabout turning first right into Roseacre Lane and the property will be found on the right hand side.





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