



Bellevue  
8 Manor Rise | Bearsted | Maidstone | Kent | ME14 4DB

FINE & COUNTRY

# BELLEVUE

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*"We were happily settled in our previous property but I had always wanted to move to Bearsted, so my wife set me a challenge to find the right house for us and just over one year later, I did," says the vendor.*











#### MAIN DESCRIPTION

This quite magnificent executive style house exudes a fine blend of contemporary style and elegance located within the heart of the picturesque and quintessential Kentish Village of Bearsted.

Bellevue commands an enviable position nestled perfectly within its own well tended and mature gardens exceeding  $\frac{1}{2}$  an acre. Approached via a long sweeping driveway dressed in fine shingle the house occupies a private and peaceful position beyond wrought iron electronically operated gates. Originally built in 2011, it has in more recent years been extensively remodelled by its current owners to exacting standards. Highlights include underfloor heating throughout, air-conditioning and the ability to control audio, lighting, CCTV and various other parameters of the home via an award winning Control4 fully integrated home system.

Currently the property is configured with six bedrooms to include a one bedroom annexe and affords a convenient and versatile living arrangement over two floors. The ground floor boasts a total of five/six reception rooms, comprising of two formal living rooms, two dining rooms, an office and a cinema area, each with individually designed ceilings to include mood lighting. At the heart of the home a high specification bespoke walnut kitchen with marble work surfaces and a range of quality integrated appliances, served by separate utility room. A downstairs cloakroom provides yet further convenience and practicality.









# Seller Insight

“We were happily settled in our previous property but I had always wanted to move to Bearsted, so my wife set me a challenge to find the right house for us and just over one year later, I did,” says the vendor.

“Built in 2011, I was initially attracted to the location and thought it was a fantastic house with a lot of potential and so began the 18-month renovation project where the house was stripped back to the bare bones and remodelled to meet our requirements. The house has been finished to a very high specification, including integral blinds, lighting and security but perhaps one of my favourite changes was the removal of the original conservatory which I replaced with an orangery.”

“The location has worked perfectly for us. Everything we need in the village is within easy walking distance, including a fantastic delicatessen, village green, pubs and restaurants. It's a lively community with plenty of activities to enjoy throughout the year, such as festivals and car shows. There are a number of National Trust walks just on our doorstep and Leeds Castle is nearby too which is the perfect family day out with our grandchildren.”

“The house is situated centrally within the well-kept, mature plot it sits on and is a real sun trap! The covered in swimming pool can be opened up to make the most of the good weather during the summer months and the pool house is really useful, as we can shower and change in there without having to go back into the house. The BBQ area is great for entertaining and we can often be found out here in the late hours, relaxing and listening to music.”

“It's hard to choose just one favourite room but we tend to spend most of our time in the family kitchen which leads into the orangery. It's a great space where everyone can be together in the same room and we like to sit and eat or watch tv, it really is a nice, family area.

“We don't need to use the car as everything we need is within walking distance.”

“This is a great party house, especially when the doors are all opened up and we can spread out onto the patio area and garden.”

“I will miss the convenience of the location and our friends love coming around and popping out to the pubs and restaurants with us. However, the time has come to downsize and our intention is to remain in Bearsted but in a smaller property.”

\*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







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The first floor of the of the home affords four generously sized bedrooms all with luxury en-suite facilities. The master-suite offers a walk-in-wardrobe and an en-suite to include his & hers wash hand basins, walk in shower enclosure and free standing bathtub which is perfectly positioned to take advantage of the views over Bearsted from the Juliet Balcony.

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In addition to the principle residence a one bedroom attached annexe with its own kitchen, bathroom, walk-in wardrobe/dressing room and a roof terrace with views of the village church. This area of the home provides private accommodation ideally suited for extended family and guests alike.





The gardens surrounding the house are mainly laid to lawn with Elizabethan inspired hedging, a range of specimen tree's and well stocked beds containing a range of mature shrubs. To the rear of the property a natural stone terrace leads on to a covered/heated resistance swimming pool area which in-turn is served by a brick built pool house. The pool house with large reception, kitchenette and shower/W.C. facilities would also serve as occasional axillary accommodation to the main house, detached home office or a dedicated home gym. For those wishing to keep vehicles out of the elements there is a substantial double garage with electronically operated up and over doors and convenience doors to both the main house and annexe. Additionally a large parking area is also available.

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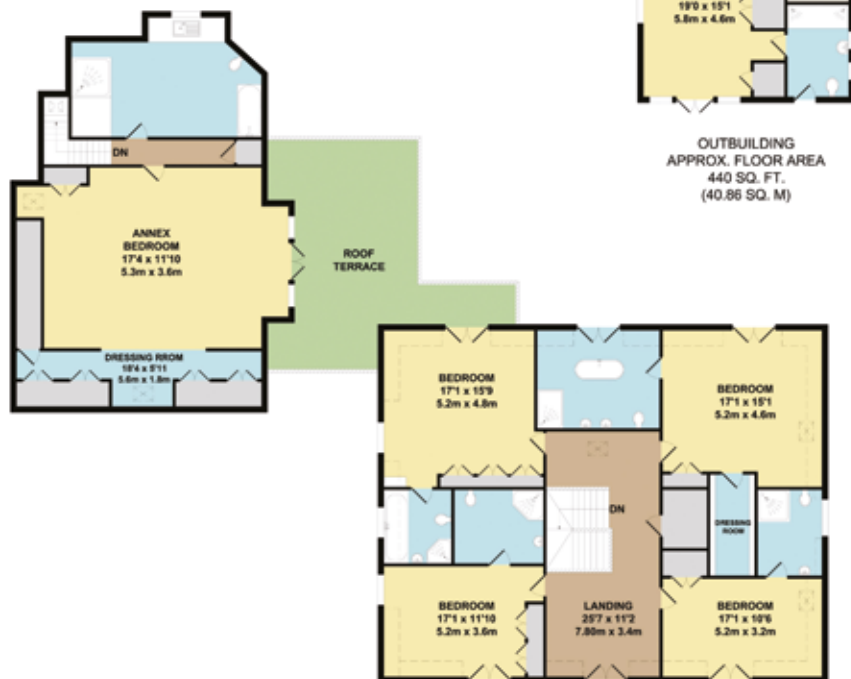
Bearsted retains its reputation of being amongst Kent's most sought after villages. The area boasts superb schools from the state and private sector with the area also being served by no less than four grammar schools. The picturesque Bearsted village green is very nearby and boasts quality pubs, restaurants and village stores. For those who enjoy walks with the family and pets the property enjoys very convenient access to the Bearsted Woodland Trust, whilst the more mainstream facilities of Maidstone are just a short drive away.

Access to the capital or continent, Bearsted benefits from its own mainline rail station and access to the motorway network via Junction 8 at Leeds Castle. High speed rail journeys to London or the continent can be accessed at either Ebbsfleet or Ashford International rail termini. The Channel Tunnel can be found to the east of Ashford as can the Channel Ports of Folkestone and Dover.





GROUND FLOOR  
 APPROX. FLOOR AREA  
 3419 SQ. FT.  
 (317.63 SQ. M)



FIRST FLOOR  
 APPROX. FLOOR AREA  
 2750 SQ. FT.  
 (255.46 SQ. M)



OUTBUILDING  
 APPROX. FLOOR AREA  
 440 SQ. FT.  
 (40.86 SQ. M)

TOTAL APPROX. FLOOR AREA 6609 SQ.FT. (613.95 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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# FINE & COUNTRY

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This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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FOUNDATION

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