



FORGE MEWS

BEARSTED, KENT



WELCOME HOME...

LIVING AT FORGE MEWS





PERFECTLY PLACED

Forge Mews is situated in the picturesque village of Bearsted which lies just 2 miles to the East of Maidstone at the foot of the North Downs – an area of outstanding natural beauty. The nine, 3 bedroom houses are right in the heart of the historic village centre, only two minutes' walk from the quintessentially English Village Green which continues to be at the epicentre of Bearsted life.

The Village and the surrounding countryside offer a wonderful lifestyle for couples and young families to settle down. With lots of entertainment options locally – sports clubs, indoor and outdoor activities, locally renowned pubs and restaurants, Maidstone Town Centre within a couple of miles with its excellent transport links – Forge Mews is perfectly positioned for a modern lifestyle.







OUT & ABOUT

Bearsted, being situated on the edge of the North Downs, has an abundance of leisure options. Whether you enjoy sports, socialising, entertaining the children or a relaxing walk in the local Woodland Trust, Bearsted has every option within a short distance.

The sports clubs provide a perfect example of the strong sense of community in Bearsted. The Football, Cricket, and Tennis clubs are all very popular and welcoming, offering a great way to meet people of all ages with similar interests. There are also excellent golf and bowls clubs nearby, with facilities for members in the respective clubhouses.

Bearsted has a superb array of activities to explore. From leisure centres and youth clubs, to days out at Leeds Castle and Mote Park, there is truly something for everyone. With Maidstone also nearby, there are countless further opportunities for quality time with friends and family.

EVERYTHING YOU NEED ON YOUR DOOR STEP



SHOPPING & CONVENIENCE

Within walking distance, there is a Bakers & Delicatessen, Butchers, Co-op, Hairdressers, Dental Practice, Petrol Stations, Post Office, and independent convenience stores. Nearby Maidstone has many more shopping options with major supermarkets, shopping mall and a variety of independent shops and boutiques.



CHILD CARE & SCHOOLS

There are a dozen or so Day Nurseries, Childcare facilities and Pre-School options within a couple of miles of Forge Mews. All local schools are listed with Ofsted as 'Good or Outstanding' including: Thurnham C of E Infant School, Madginford Primary School & Infant, Roseacre Primary School, St John's C of E Primary School, Maidstone Grammar School, Valley Park School, Invicta Grammar School, Maidstone Girls Grammar School and Oakwood Park Grammar School.



DINING

Bearsted and nearby Maidstone have many options for food locally – several pubs offering food including The Oak on the Green, The White Horse, The Black Horse, The Rose and The Yeoman. There are renowned restaurants serving international cuisine in neighbouring Maidstone and the surrounding area. Bearsted and Maidstone also have just about every take-away option and delivery service you can imagine.





LOCATION & TRANSPORT

Postcode: ME14 4DY

BEARSTED TRAIN STATION

5 minutes' walk from Forge Mews. Central London stations are just over an hour away.

BY ROAD

Junction 8 of the M20 is just 3 miles away - Ashford taking just 30 minutes by car. The M25 is 23 miles away taking 22 minutes via the M20







SITE MAP

PLOTS 1 - 9

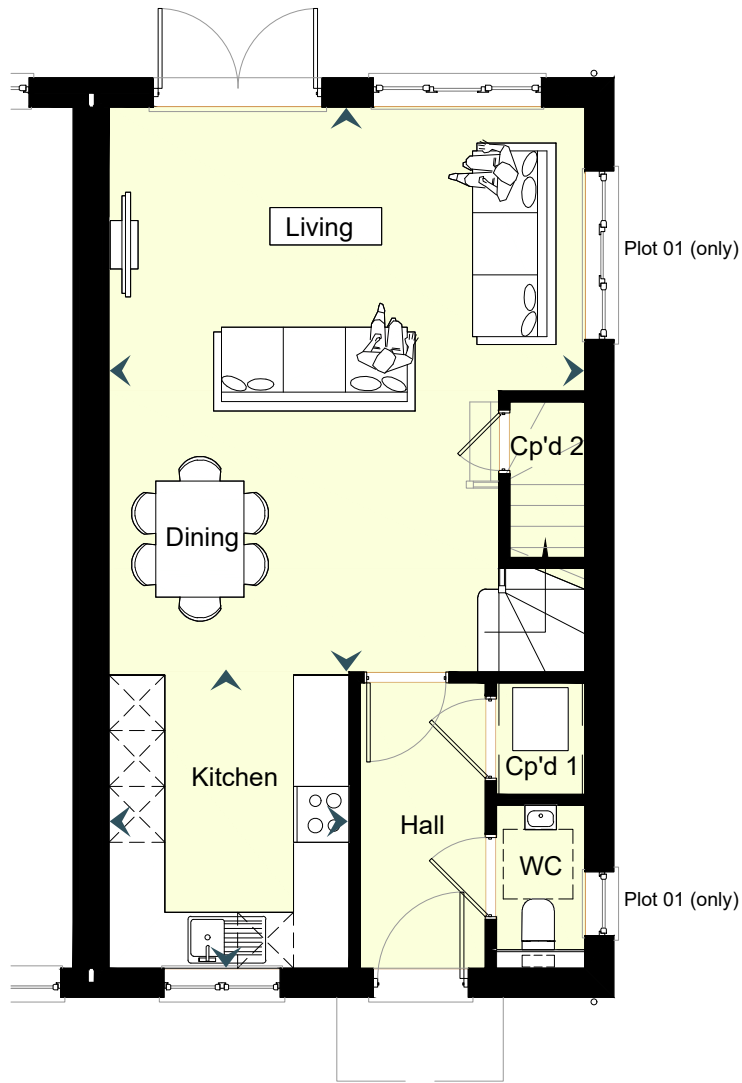




FORGE MEWS

PLOTS 1 - 6

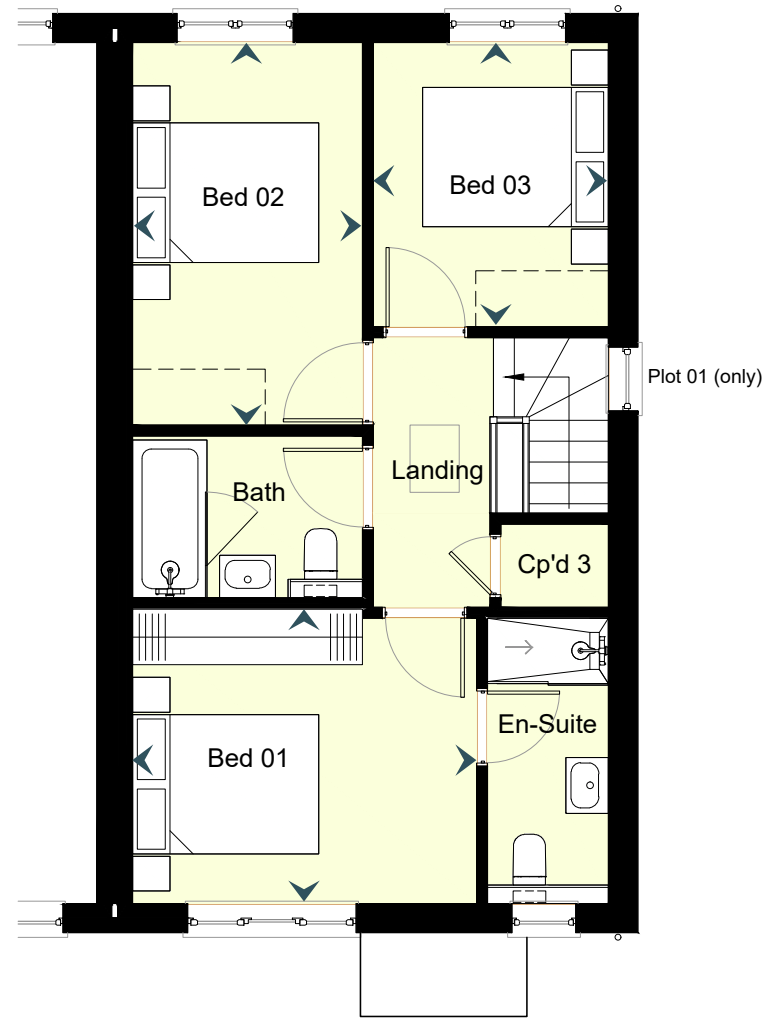




GROUND FLOOR

Kitchen	2583mm x 3188mm	8'6" x 10'6"
Living / Dining	5155mm x 6074mm	16'9" x 19'11"

GIA 95sqm 1020sqft



FIRST FLOOR

Master Bedroom	3696mm x 3169mm	12'2" x 10'5"
Bedroom 2	2471mm x 4113mm	8'1" x 13'6"
Bedroom 3	2526mm x 3055mm	8'3" x 10'0"



NO DETAIL HAS BEEN OVERLOOKED

Clarendon Homes are renowned for constructing beautifully finished, modern family homes with an extensive high-quality specification. We have been industry leaders for more than 20 years, consistently winning UK Property Awards.

WIBBLES





SPECIFICATION

KITCHENS

- Matt finish designer kitchens
- Composite stone worktops and upstands
- A range of high-quality appliances including:
 - Stainless steel single oven
 - Built-in microwave
 - Induction hob and extractor hood
 - Integrated fridge freezer
 - Integrated dishwasher
 - Integrated washer/dryer
 - Under cabinet LED lighting
 - Stainless steel sink with chrome tap

FLOORING

- A combination of tiling and carpet to dining/living areas
- Amtico flooring to kitchen and hallway
- Ceramic tiles to bathrooms and shower rooms
- Carpets to bedrooms

GENERAL SPECIFICATION

- Composite front doors with multipoint locking system
- Oak veneered internal doors with chrome ironmongery
- Double glazed uPVC windows
- Fitted sliding wardrobes with hanging and parcel shelf to master bedrooms
- Walls painted in a matt emulsion finish
- Woodwork painted in a white satin finish
- Smooth plastered ceilings

HEATING & HOT WATER

- A++ rated air source heat pumps for heating and hot water
- Energy efficient zoned underfloor heating downstairs
- Pressurised hot water systems

BATHROOMS & EN-SUITES

- Wall hung sanitaryware including WCs, baths and sinks
- Low threshold shower enclosures
- Fitted vanity unit with undermounted basin
- Complementary chrome mixer taps
- Floor and wall tiles
- Fitted mirrors
- 230v/115v shaver socket

EXTERNAL

- Landscaped gardens to each property including terrace area, pathway, lawn and planting
- External lighting to each property
- Outside water tap
- Allocated off-street parking
- Visitors' parking
- External power socket to rear
- Fast Car Charging Point

ELECTRICAL & LIGHTING

- Low voltage LED downlighters to kitchen/dining/living rooms, bathrooms and shower rooms
- Pendant lighting to all bedrooms
- TV points with cable and satellite provision to living rooms and bedrooms
- CAT 6 cabling wired back to central location
- Lightwave home automation

PEACE OF MIND

The freehold homes at Forge Mews will come with Clarendon Homes' aftercare package and a 10-year structural warranty.

These details are intended to give a general indication of the proposed specification. The developer operates a policy of continuous product development and reserves the right to alter any part of the development specification at any time. Where brands are specified the developer reserves the right to replace the brand with another of equal quality or better. All imagery is from previous developments and illustrative only.







Love your home

Clarendon Homes have established a reputation for providing high-quality, unique homes in the most picturesque and sought-after locations in Kent.

Each Clarendon property is individually designed and features superior quality materials and highly-specified interiors, including carefully sourced modern fixtures and fittings.

With Clarendon, high specification is standard. Each home features fully fitted kitchens with integrated appliances, as well as fully tiled bathrooms; providing functional yet stylish living. The consistency in the attention to detail and the high quality workmanship makes it Clarendon's signature finish.





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