







## AMBERLEY, 177A ASHFORD ROAD, BEARSTED, MAIDSTONE, KENT, ME14 4NE

£800,000

- Spacious detached bungalow on over 1/4 acre plot bordering Bearsted Woodland Trust
  - Elevated position providing privacy from the road
- Potential for modernisation, reconfiguration, extension (up or out) or conversion of garage into annexe or construction of a separate dwelling subject to usual consents
- Well-appointed interior with generous light filled spaces, including dual aspect living room with fireplace and open plan kitchen-dining-breakfast room
- Double garage with additional rooms, including one with sauna and shower, ample driveway parking
- Idyllic village setting in Bearsted, reminiscent of a postcard scene, with locals enjoying cricket matches on the lush green
  - Easy access to the village green, just a 15-minute (0.7 miles) walk through Bearsted Woodland Trust land
- Abundance of dining options nearby, including Michelin-listed Fish on the Green and Oak on the Green gastropub offering a wide array of ales
- Excellent schooling options with both Roseacre and Madginford schools rated outstanding and good by Ofsted, catering to families in the area
- Direct train services to London Victoria in just over an hour from Bearsted station - 3 minutes (1 mile) away by car, or high-speed services to London St Pancras in 19 minutes from Ebbsfleet station, which is a short 27-minute drive away.















## ABOUT THIS HOME

This spacious detached bungalow, comprising four bedrooms, sits on a sizable plot of over 1/4 acre, bordering Bearsted Woodland Trust. Positioned in an elevated location, it enjoys privacy from the road.

The property offers significant potential for modernisation, reconfiguration, extension (up or out) or conversion of the large detached garage into an annexe or the removal of the garage to construct a separate dwelling, subject to planning permission.

Upon entering, you're greeted by a bright and welcoming hallway leading to a generously sized living room, dining room, cloakroom, utility room, and a hallway accessing the bedrooms and bathrooms. The kitchen, designed for entertaining, features a dining area and a separate breakfast area. All bedrooms are doubles, with the second largest boasting a modern en-suite shower room in addition to the generously proportioned main bathroom. The well-screened gardens provide ample privacy, with a front garden shielding the property from the road.

Of particular note is the central garden accessible from the living room, offering a tranquil spot to enjoy breakfast or a book or magazine in the morning sun.

A driveway at the front accommodates multiple vehicles, extending to the rear garage building. The garage, double in size, includes two additional rooms, one equipped with a sauna and shower.

This unique property presents abundant opportunities for customisation, and we invite you to explore its potential in person.









## OWNERS COMMENTS

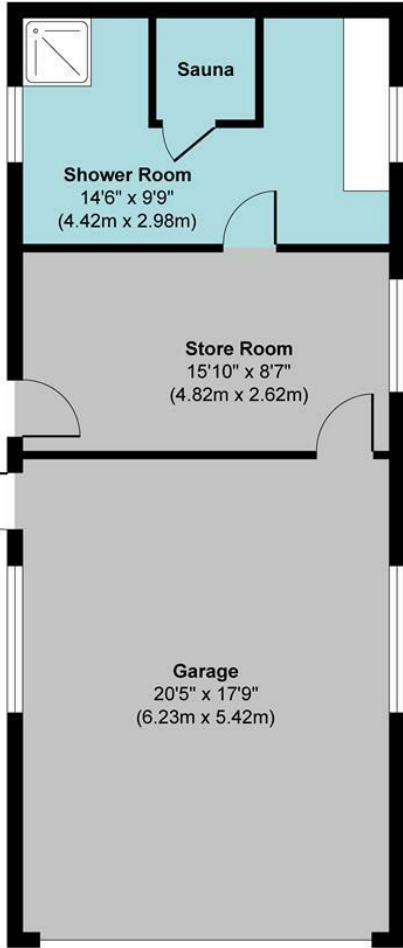
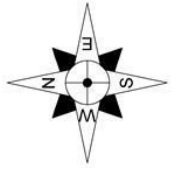
We had grand plans for this property as it has so much potential but sadly personal circumstances have meant we will have to leave this home for someone else to make it their 'forever home'. Originally built to the specifications of a previous owners in the 1980s, the house remains largely unchanged. However, we have architectural plans prepared to expand either upwards or on the ground floor, accompanied by a remodel aimed at aligning the space with contemporary living standards. You're invited to review these plans at your convenience. We love the area having been in Bearsted for many years and will still stay local. It has a great feel to it with light, bright and spacious rooms and a really private garden, and with some investment, it could truly become exceptional.



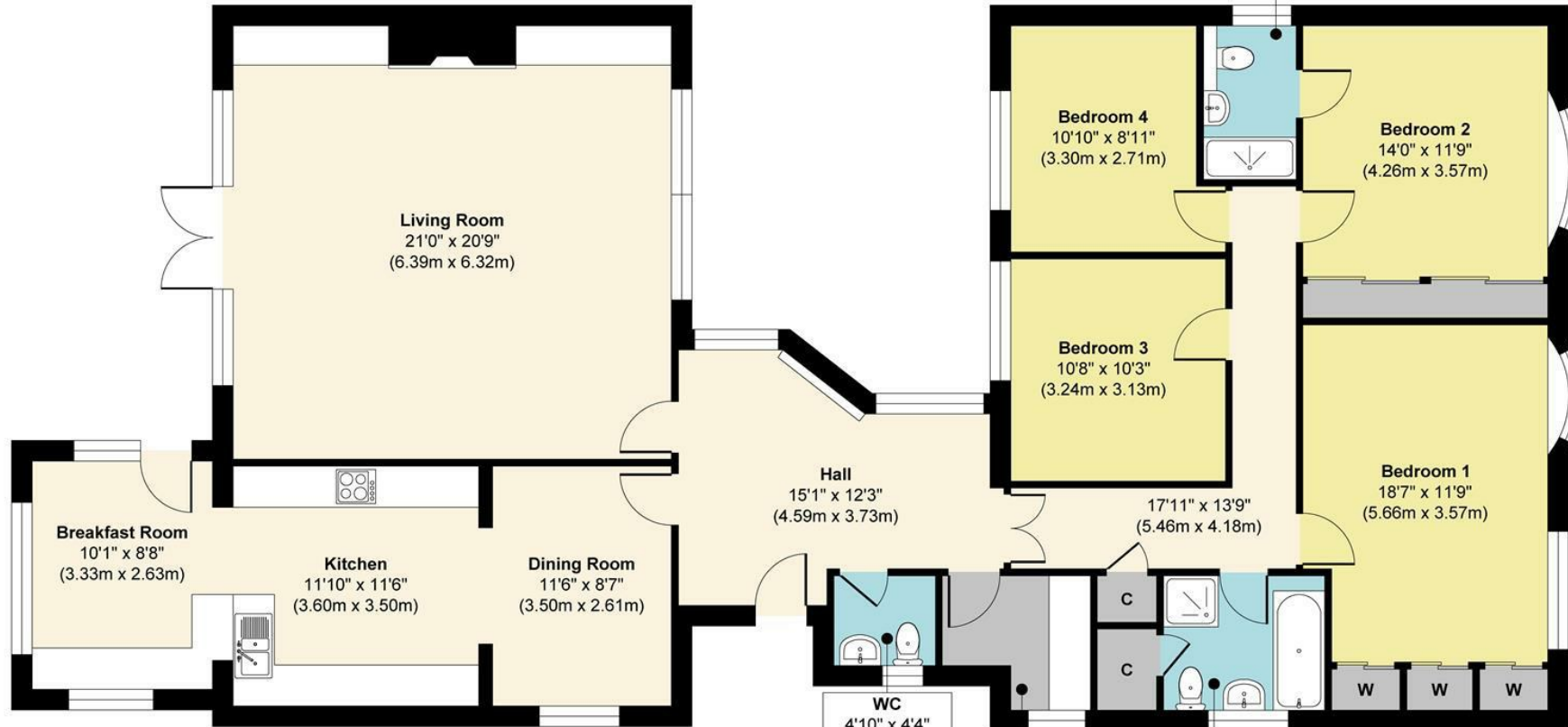




# 177a Ashford Road, Bearsted



Garage  
Approximate Floor Area  
624 sq. ft  
(57.98 sq. m)



Floor Plan  
Approximate Floor Area  
1832 sq. ft  
(170.29 sq. m)

**Approx. Gross Internal Floor Area 2456 sq. ft / 228.27 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property



## ABOUT THE AREA

If you're dreaming of a living in a picturesque village straight out of a postcard, where locals gather to play cricket on a lush green, then Bearsted is the ultimate destination for you. You can reach the village green from this property in around 15 minutes (0.7 miles) on foot through the neighbouring Bearsted Woodland Trust land. It's a place where you can indulge in the finest dining options, including the Michelin-listed Fish on the Green and Oak on the Green - a gastropub that boasts a wide selection of ales. The White Horse, a large pub with roaring log fires, is situated just across the green, making it a perfect spot for a relaxing meal. Parents will be delighted to know that both local schools, Roseacre and Madginford, have been rated outstanding and good by Ofsted. If you're a golf enthusiast, the village offers the convenience of an 18-hole course and if you enjoy countryside walks you can access public footpaths that connect to the North Downs Way a few moments away. Commuters will appreciate the direct services to London Victoria, taking just over an hour from Bearsted station which is just 3 minutes (1 mile) away by car, or high speed services to London St Pancras in 19 minutes from Ebbsfleet station which is a 27 minute drive away.









# ABOUT US

Rafferty & Pickard sell extraordinary homes throughout the South East.

Using the latest technology, all properties are showcased with cinematic videos and captivating photos.

Co-founders John-Paul Rafferty and Paul Pickard personally handle all aspects of your home moving journey to ensure an unparalleled client experience.

# CONTACT US

**John-Paul Rafferty** FNAEA MARLA Assoc RICS  
john@raffertyandpickard.co.uk

**Paul Pickard** MNAEA  
paul@raffertyandpickard.co.uk

Lime Tree House  
15 Lime Tree Walk  
Sevenoaks  
TN13 1YH

**T:** 01732 905499  
**E:** homes@raffertyandpickard.co.uk  
**W:** raffertyandpickard.co.uk

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