



**4 Popes Wood, Thurnham, Maidstone, Kent, ME14 3PW**  
**Guide Price £800,000**





**\*\* GUIDE PRICE £800,000 - £825,000 \*\*** This impressive 5 bedroom, 3 bathroom detached family home spanning OVER 2,100 SQ FT, is part of a select development of only five houses constructed in the year 2000, situated on a private driveway bordering Bearsted Village.

The property boasts a spacious layout encompassing an entrance porch which was a later addition, a large and inviting entrance hall, a fabulous dual aspect sitting room with French doors to the rear, a generous dining room overlooking the rear garden, a spacious modern kitchen with separate utility room, a family/playroom, and modernised cloakroom to the ground floor. The first floor boasts 5 generous bedrooms, 2 with en-suite en-suites, and a family bathroom, all accessed via the spacious and light landing.

Externally, the property includes an integral double garage, a driveway with parking for up to 4 vehicles, and a small front lawn. The rear garden is tiered over 3 levels and has a number of mature shrubs and trees as well as 2 small ponds.

Noteworthy features include gas-fired central heating with a recently replaced boiler, recently installed UPVC double glazed windows and doors, an electric car charge point, and solar panels on the roof.

Tenure: Freehold. EPC Rating: C. Council Tax Band: G.



## LOCATION

The property is situated on the outskirts of Weavering and Bearsted, providing easy access to all local amenities, including the excellent transport links via Bearsted mainline train station and access to the M2 & M20 motorways, together with its close proximity to the superb St John's primary school and Thurnham & Roseacre schools and just a short distance from the picturesque Village Green in Bearsted, with a selection of fantastic pubs and restaurants. Leisure facilities include Bearsted golf, bowls and tennis clubs, nearby leisure centres, whilst the beautiful grounds of both Leeds Castle and Mote Park are also close by.

## ACCOMMODATION

### Ground Floor:

Entrance Porch  
Entrance Hall  
Sitting Room  
Family Room  
Dining Room  
Kitchen  
Utility Room  
Cloakroom

### First Floor:

#### Landing

#### Principal Bedroom

#### En-suite Bathroom

#### Bedroom Two

#### En-suite Shower Room

#### Bedroom 3

#### Bedroom 4

#### Bedroom 5

#### Family Bathroom

## EXTERNALLY


### Driveway

### Double Garage

### Tiered Rear Garden

## VIEWING

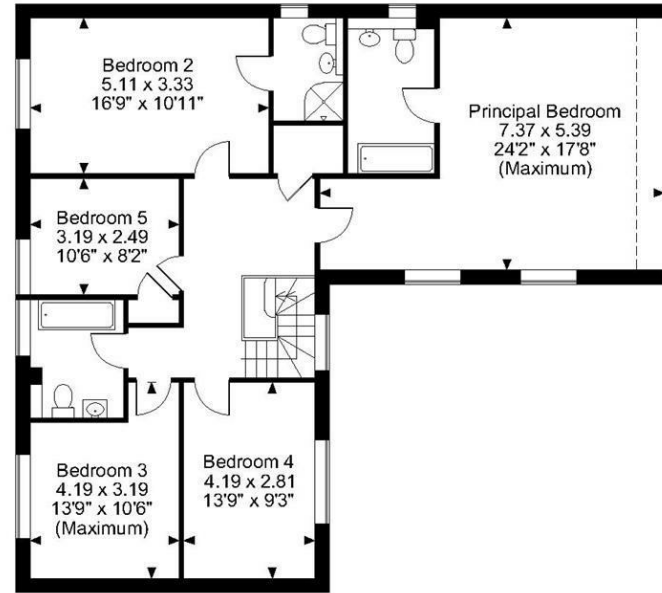
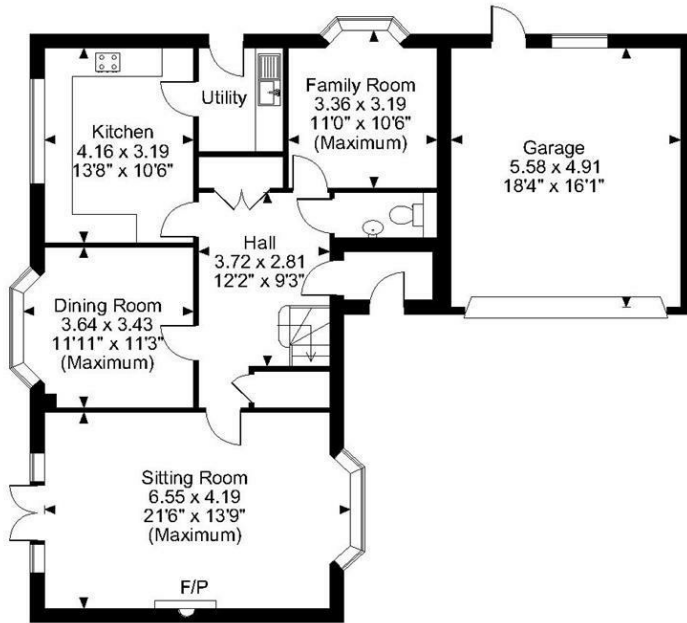
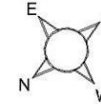
Strictly by arrangement with the Agent's Bearsted Office: 132 Ashford Road, Bearsted, Maidstone, Kent ME14 4LX. Tel: 01622 739574.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	79	83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Page & Wells limited for themselves and for the vendors of this property whose agents they are give notice that: 1. These particulars do not constitute any part of, an offer or a contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Page & Wells Limited or the Vendor. 3. None of the statements contained in these particulars as to the property is to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The vendor does not make or give, and neither Page & Wells Limited nor any person in their employment has any authority to make or give any representation whatsoever in relation to this property. These particulars are supplied on the understanding that all negotiations are carried out throughout Page & Wells Limited. Properties with a reference prefixes EAA are those which Page & Wells Limited disclose an interest in accordance with the provisions of the Estates Agents Act 1979



**Thurnham, Maidstone**  
**Approximate Gross Internal Area**  
**Main House = 2107 Sq Ft/196 Sq M**  
**Garage = 293 Sq Ft/27 Sq M**  
**Total = 2400 Sq Ft/223 Sq M**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8586924/LCO

