



**Bearsted Lodge, 2 Tower Lane, Bearsted, Maidstone, Kent, ME14 4JJ**  
**Offers Over £800,000**



**\*\* GUIDE PRICE £800,000 - £850,000 \*\* RARE TO MARKET \*\* POTENTIAL BUILDING PLOT \*\* FAR REACHING VIEWS OF THE NORTH DOWNS \*\* SUBSTANTIAL CORNER PLOT \*\* c100FT REAR GARDEN \*\***  
Introducing a superb opportunity to purchase a substantial 4/5 bedroom detached house spanning in excess of 2,600 sq ft internally, and sitting within a generous secluded plot of 0.39 acres, in the heart of Bearsted. The property is perfect for re-development, offering vast potential for those looking for a project, and subject to planning permission and the usual consents, there may be an opportunity to create a building plot in place of the double garage.

Walk through the front door and you are welcomed into a large entrance hall with cloakroom, which leads to a sitting room over-looking the fabulous rear garden, an impressive dining room with bay window, a breakfast room leading to the kitchen which in turn leads to a further reception room and study, a utility, conservatory, a further cloakroom, and store. Upstairs, you are greeted by an impressive landing, leading to a spacious principal bedroom benefitting from a large en-suite bathroom and dressing room, which could be used as a 5th bedroom or nursery. Additionally, there are 3 further bedrooms and a modern shower room.

The property sits within an impressive private plot with the gardens being mainly laid to lawn with established tree and hedge lined borders. The large driveway is accessed via St Faith's Lane, offering parking for multiple vehicles, alongside the double garage. Tenure: Freehold. EPC Rating: D. Council Tax Band: G.



## LOCATION

Situated in the centre of Bearsted, ideally located to take full advantage of all local amenities, including convenient transport links via a mainline train station and access to the M2 & M20 motorways, together with its close proximity to the highly regarded Thurnham Junior & Roseacre Primary Schools, and just a 6 minute walk from the picturesque Village Green with a selection of excellent 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 easily accessible.

## ACCOMMODATION

### Ground Floor:

Entrance Hall

Cloakroom

Dining Room

Kitchen

Breakfast Room

Sitting Room

Conservatory

Boiler Room

Study

Cloakroom

Reception Room

Utility Room

First Floor:

Landing

Principal Bedroom

En-suite Bathroom

En-suite Dressing Room/Nursery

Bedroom Two

Bedroom Three

Bedroom Four

Shower Room

EXTERNALLY

Garage


Driveway

Rear Garden

VIEWING

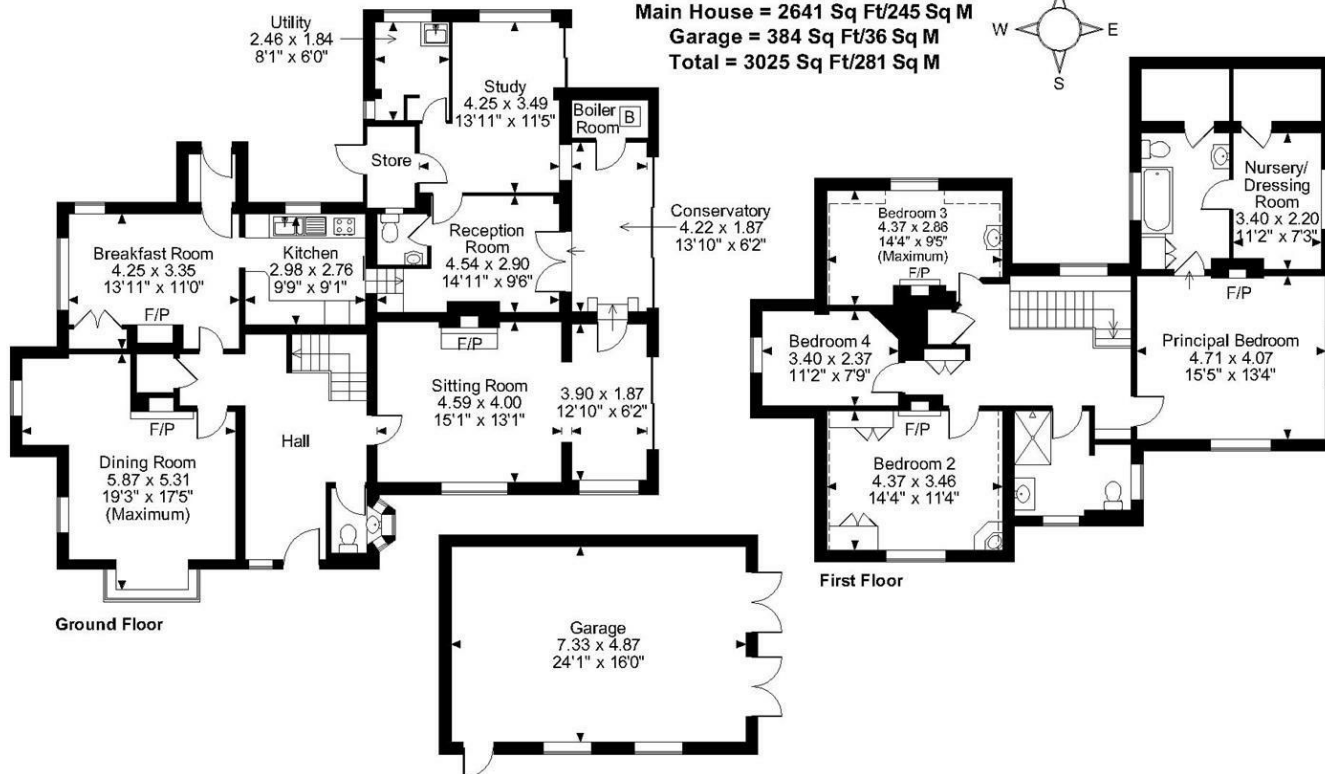
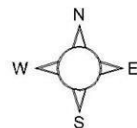
Strictly by arrangement with the Agent's  
Bearsted Office: 132 Ashford Road, Bearsted,  
Maidstone, Kent ME14 4LX. Tel: 01622 739574.

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>64</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	

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**Bearsted, Maidstone, Kent**  
**Approximate Gross Internal Area**  
**Main House = 2641 Sq Ft/245 Sq M**  
**Garage = 384 Sq Ft/36 Sq M**  
**Total = 3025 Sq Ft/281 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

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