



**28 Roseacre Lane, Bearsted, Maidstone, ME14 4HZ**  
**Offers In The Region Of £450,000**

A charming 18th century Grade II Listed end of terrace period cottage situated in a choice position approached by a private drive off Roseacre Lane leading to an extensive gravelled hard standing area suitable for three vehicles.

The exceptionally well-presented accommodation has a wealth of period features including exposed timbers, a well-fitted kitchen, modern bathroom, gas fired central heating and part oak flooring. The good sized mature gardens are a distinct feature of the cottage and enjoy a high degree of seclusion and are well-stocked with shrubs, trees and flower borders.

Situated in the catchment area for the renowned Roseacre & Thurnham primary schools, Bearsted also has direct train links into London and Ashford International, as well as a close proximity to the M2 & M20 motorways. The village of Bearsted offers multiple attractions such as superb restaurants, pubs and cafes with community events held on The Green throughout the year. Tenure: Freehold. Council Tax Band: E. EPC Exempt.



## ACCOMMODATION

**Ground Floor:**

**Sitting Room**

**Kitchen**

**Dining Room**

**First Floor:**

**Bedroom One**

**Bedroom Two**

**Bathroom**

## EXTERNALLY

**Front & Rear Gardens**

**Driveway**

## VIEWING

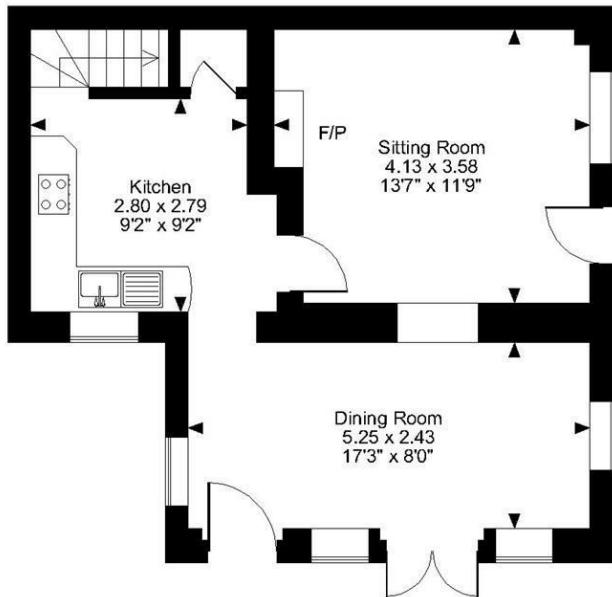
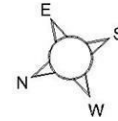
Strictly by arrangement with the Agent's Bearsted Office, 132 Ashford Road, Bearsted, Maidstone, Kent ME14 4LX . Tel: 01622 739574.

## ENERGY PERFORMANCE

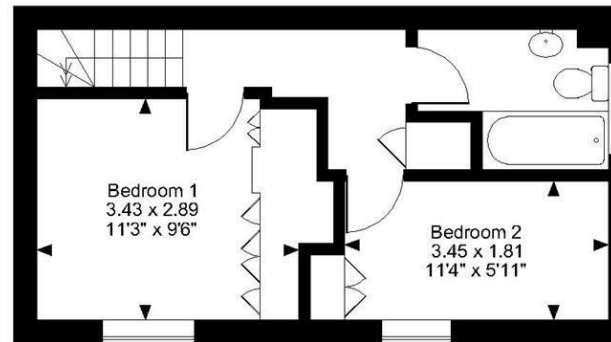
The property is exempt from EPC requirements.

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Roseacre Lane, Bearsted, Maidstone  
Approximate Gross Internal Area  
746 Sq Ft/69 Sq M



Ground Floor



First Floor

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

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