



**17 Yeoman Lane, Bearsted, Maidstone, Kent, ME14 4BX**  
**Price £775,000**



Situated centrally in Bearsted, this remarkable 2,000 sq ft 5 bedroom bungalow nestled on over a 1/3 acre plot presents a rare opportunity for customisation and expansion.

Upon entering through the charming porch, a spacious hallway leads to the expansive sitting room offering serene garden views, which in turn leads to the open-plan kitchen/dining area, which all revolve around the large central courtyard, creating a seamless flow throughout the home. The impressive bedroom wing includes a luxurious principal bedroom with a modern en-suite featuring both a bath and shower, complemented by four additional bedrooms, and a large family bathroom with his and hers basins, as well as a separate bath and shower. Convenience is assured with a utility room and an additional WC.

Approaching the property, a driveway provides parking for up to four vehicles in front of the double garage. The well-established rear garden unfolds as a picturesque haven, with sprawling lawns, cosy seating areas, and adorned with tree and shrub borders, offering impressive views to the South.

This property encapsulates a blend of spacious elegance and boundless potential, making it a true gem awaiting the perfect touch of personalisation. Tenure: Freehold. EPC Rating: E. 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 short 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

Entrance Porch

Entrance Hall

Cloakroom

Kitchen

Utility Room

Dining Room

Sitting Room

Principal Bedroom

En-suite Bathroom

Bedroom Two

Bedroom Three

Bedroom Four

Bedroom Five/Office

Family Bathroom

EXTERNALLY

Driveway


Garage

Central Courtyard

Rear Garden

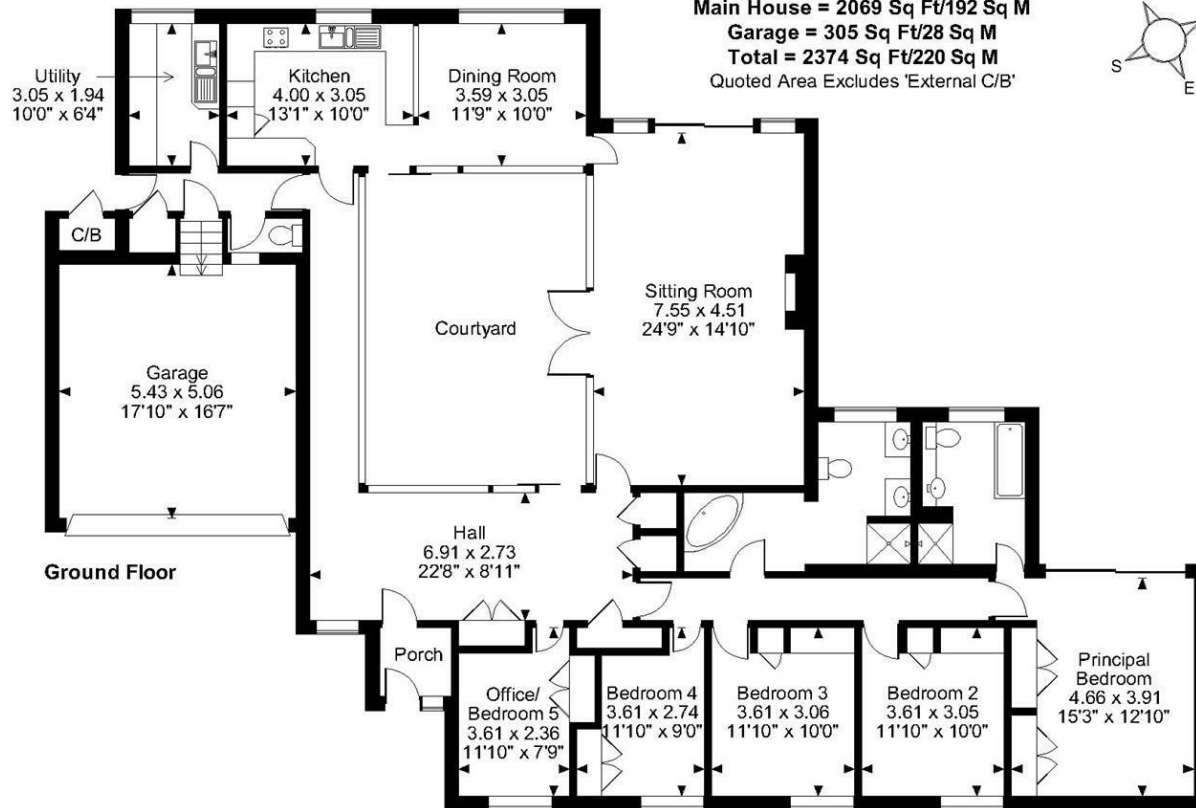
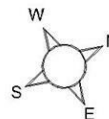
## VIEWING

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>		
(69-80) <b>C</b>		<b>71</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>42</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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**Yeoman Lane, Bearsted, Maidstone**  
**Approximate Gross Internal Area**  
**Main House = 2069 Sq Ft/192 Sq M**  
**Garage = 305 Sq Ft/28 Sq M**  
**Total = 2374 Sq Ft/220 Sq M**  
 Quoted Area Excludes 'External C/B'



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