



Windmill Heights, Bearsted, Maidstone, Kent, ME14 4QE

Guide Price £800,000



**** GUIDE PRICE £800,000 - £825,000 ** STUNNING LOCATION **** A rare to market and impressive four bedroom detached house situated in a stunning position at the end of a cul-de-sac in the highly sought after Windmill Heights. The property benefits from a generous secluded rear garden with two side access gates and a shed, an integral double garage, kitchen and separate utility room and a large conservatory. The accommodation features 4 bedrooms, 3 bathrooms, including 2 en-suites, and 3 reception rooms. In addition, there is potential to extend into the loft space if required. Tenure: Freehold. EPC Rating: D. Council Tax Band: G.

The property is ideally located to take full advantage of all local amenities within Bearsted, particularly the excellent transport links via mainline train station and access to the M20 motorway, together with its close proximity to the renowned Thurnham & Roseacre schools and the picturesque Village Green with a selection of 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.



ON THE GROUND FLOOR

Entrance Hall

Wooden entrance door. Tiled flooring. Double radiator with decorative cover. Under stairs cupboard with automatic light. Staircase to first floor. Door to garage.

Cloakroom

Low-level WC. Pedestal wash hand basin with mixer tap. Radiator. Tiled floor. Part tiled walls. Double glazed window to side.

Study

Double glazed window to front. Radiator. Carpet.

Sitting Room

Two double glazed windows to side. Sliding patio door to conservatory. 2x double radiators. Fireplace with mantel and hearth. Carpet.

Dining Room

Double glazed window to rear. Radiator. Carpet.

Conservatory

UPVC double glazed windows. UPVC double glazed patio doors to paved seating area. Blinds to windows and roof. Central fan. Tiled flooring. Electric radiator.

Kitchen/Breakfast Room

Solid oak wall and base units. Inset sink with mixer tap. Built-in eyelevel Bosch double oven with grill. AEG four burner gas hob with concealed extractor over. Integrated dishwasher, fridge and freezer. Tiled splashbacks. Tiled flooring. Inset spotlighting. Double radiator. Double glazed picture window overlooking rear garden. Double glazed window to side. Door leading to...

Utility Room

Solid wood wall and base units. Stainless steel sink with mixer tap. Plumbing for washing machine. Space for tumble dryer. Tiled splashbacks. Radiator. Tiled flooring. Double glazed door to side.

ON THE FIRST FLOOR

Landing

Carpet. Access to part boarded loft via hatch. Airing cupboard housing hot water cylinder.

Large Principal Bedroom

Double glazed window to rear. Two built-in wardrobes. Radiator. Carpet.

En-suite Bathroom

Shower enclosure with glass door. Panelled bath with mixer tap. Low-level WC. Bidet. Vanity unit with inset wash hand basin and mixer tap. Double radiator. Carpet. Tiled walls. Double glazed window to rear.

Bedroom Two

Two double glazed windows to front. Two built-in wardrobes. Two radiators. Carpet.

En-suite Shower Room

Shower enclosure with glass door. Low-level WC. Pedestal wash hand basin with mixer tap. Radiator. Part tiled walls. Carpet. Double glazed window to side.

Bedroom Three

Double glazed window to rear. Built-in wardrobes. Radiator. Carpet.

Bedroom Four

Double glazed window to front. Double radiator. Carpet.

Family Bathroom

Panelled bath with mixer tap and shower attachment. Low-level WC. Pedestal wash hand basin with mixer tap and vanity surround. Localised tiled walls. Tiled floor. Radiator. Double glazed window to side.

EXTERNALLY

Double Garage

Electric up and over door to front. Wall mounted boiler. Wall mounted consumer unit. Power and light. The garage is approached by a driveway providing parking facilities for up to two vehicles.

Gardens

The FRONT GARDEN is mainly laid to lawn with established borders. Two

side access gates. The secluded shallow tiered south eastern aspect REAR GARDEN measuring 75ft is mainly laid to lawn with beautiful established flower borders. Paved seating area. Archway created from laurels providing access to concealed timber shed. Further archway leading to an avenue of trees flanked by a close boarded fence with laurels and decorative shingles. Outside tap.


VIEWING

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

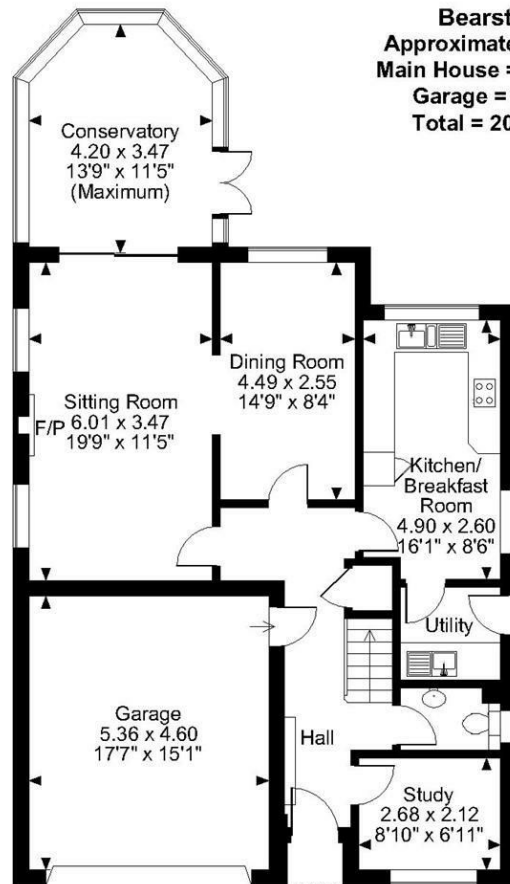
DIRECTIONS

From the Agent's Bearsted Office proceed towards Maidstone on the A20 Ashford Road and take the first turning on the right into Roseacre Lane. Continue to the top of the road and turn right into Windmill Heights. Continue to the end of the road, where the property will be found on the left hand side.

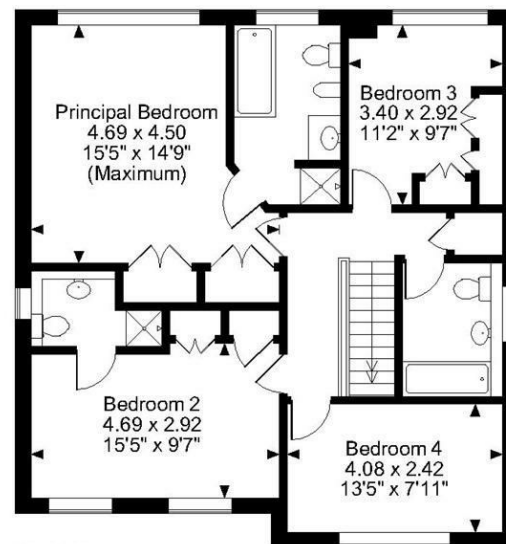
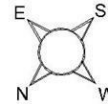
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Bearsted, Maidstone
Approximate Gross Internal Area
Main House = 1799 Sq Ft/167 Sq M
Garage = 253 Sq Ft/24 Sq M
Total = 2052 Sq Ft/191 Sq M



First Floor

Ground 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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