



**51 Roseacre Lane, Bearsted, Maidstone, ME14 4JG**  
**Offers In The Region Of £800,000**



This stunning 3/4 bedroom detached house, situated on the sought-after Roseacre Lane in the centre of Bearsted, offering over 1,700 sq ft of living accommodation and a 90ft rear garden.

Upon arrival, a gated driveway provides ample parking and leads into an inviting open porch and entrance hall. The property features a bright and airy sitting room with a bay window, a luxury open plan kitchen/dining area with Quartz work surfaces, a boiling water tap, waste disposal, and an integrated Sonos audio system in the ceiling. The impressive conservatory overlooks the rear garden and is accessed via the dining area. The ground floor also includes a study/4th bedroom with a downstairs cloakroom and an integral door leading to the garage. Upstairs, there are three generous bedrooms, with the principal bedroom offering a separate dressing area and ensuite shower room. There is also an additional storeroom or walk-in wardrobe in the eaves. Bedroom two is a further generous double with fireplace and additional walk-in wardrobe/store within the eaves, whilst bedroom three is a small double bedroom and the family bathroom boasting a delightful freestanding bath completes the first floor. The property benefits from a loft room that has been converted into a playroom, with the potential for use as office space or additional bedroom accommodation, subject to planning. Externally, the gated driveway is alongside a lawned area, while the west-facing rear garden is generous in size with established borders and a patio terrace area, ideal for entertaining. Tenure: Freehold. EPC Rating: E. Council Tax Band: F.



## LOCATION

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.

## ACCOMMODATION

### Ground Floor:

Porch

Entrance Hall

Kitchen/Dining Room

Conservatory

Study

Cloakroom

### First Floor:

Principal Bedroom

Dressing Area

Shower Room En-suite

Bedroom Two

Bedroom Three

Family Bathroom

Second Floor:

Loft Room

## EXTERNALLY


Front & Rear Gardens

Garage

Driveway

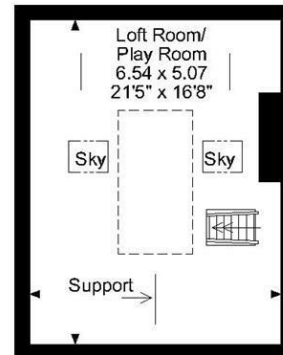
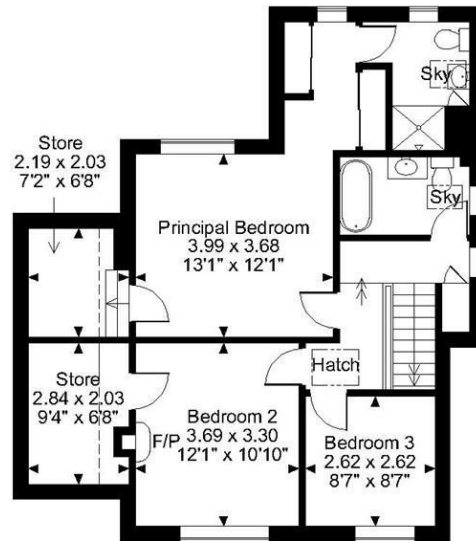
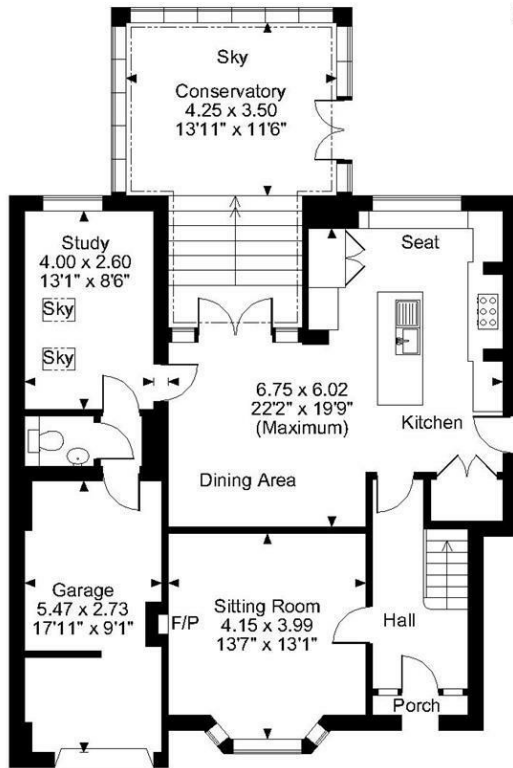
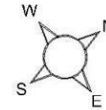
## VIEWING

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>49</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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**Roseacre Lane, Bearsted, Maidstone, Kent**  
**Approximate Gross Internal Area**  
**Main House = 1706 Sq Ft/158 Sq M**  
**Garage = 161 Sq Ft/15 Sq M**  
**Loft Room area = 47 Sq Ft/4 Sq M**  
**Total = 1914 Sq Ft/177 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.

☐ Denotes restricted head height

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