



Roseacre Lane, Bearsted, Maidstone, , ME14 4JG
Offers In The Region Of £950,000



A charming and unique detached Victorian Villa, originally built in 1888, sat within a quarter of an acre plot in the highly desirable location of Roseacre Lane in Bearsted. The property has undergone a substantial extension that complements its original character, making it ideal for large families.

The property is approached via an extensive gravel driveway that provides ample parking for several vehicles. It leads to an integral double garage and workshop equipped with light and power. The garage area is complemented by double gates to side, offering additional secure parking large enough for a motorhome. Tenure: Freehold. EPC Rating: D. Council Tax Band: G.



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

Upon entering, you are greeted by an elegant entrance porch leading into a spacious entrance hall. The upper ground floor boasts an impressive layout that includes a spacious sitting room interlinked with a drawing room boasting window seat, a dining room with patio doors leading to the garden, and a play room, with three open fires in four of them. A kitchen/breakfast room fitted with shaker-style units and modern appliances sits alongside a utility space and cloakroom, further enhancing the practicality of this home. Each room is rich in character, featuring original elements such as dado rails and cast iron fireplaces. Descending to the lower ground floor, the cellar has been transformed into an entertainment room, featuring a quarry tiled floor and built-in storage.

The first floor is accessed via a spacious landing leading to five bedrooms, each with its unique charm. The principal bedroom boasts stunning views toward the North Downs and includes an en-suite bathroom with both bath and shower, while the remaining four bedrooms benefit from ample natural light and two of which have built-in storage. A family bathroom completes the floor.

Lower Ground Floor:

Cellar/Entertainment Room

Ground Floor:

Entrance Porch

Entrance Hall

Drawing Room

Sitting Room

Dining Room

Playroom

Kitchen/Breakfast Room

Utility Room

Cloakroom

First Floor:

Landing

Principal Bedroom

• En-suite Bathroom

Bedroom Two

Bedroom Three

Bedroom Four

Bedroom Five

Family Bathroom

EXTERNALLY

Front Garden

Driveway

Integral Double Garage/Workshop

Rear Garden

The mature rear garden extends to an impressive 125ft by 60ft, with a generous patio seating area ideal for outdoor entertaining. The meticulously maintained grounds feature a central pathway bordered by lush lawns, herbaceous borders, and various trees, including Magnolia and Silver Birch. There is also a greenhouse and an area for growing vegetables.

VIEWING

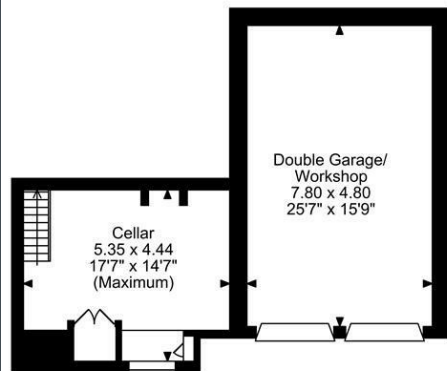
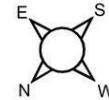
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Energy Efficiency Rating

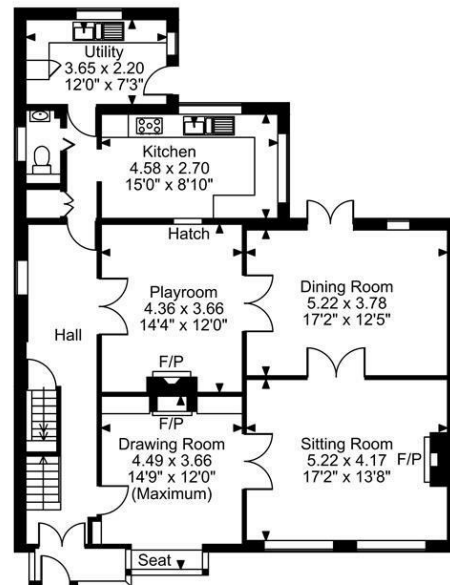
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	55	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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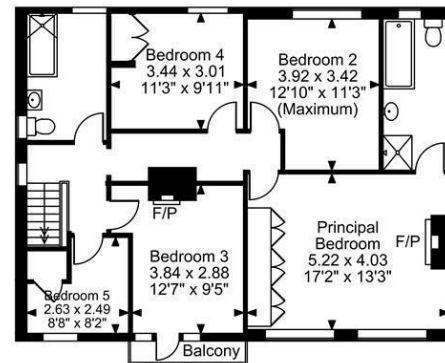
Roseacre Lane, Bearsted, Maidstone, Kent
Approximate Gross Internal Area
Main House = 2489 Sq Ft/231 Sq M
Double Garage/Workshop = 403 Sq Ft/37 Sq M
Balcony external area = 18 Sq Ft/2 Sq M
Total = 2892 Sq Ft/268 Sq M



Lower Ground Floor



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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