



**Fauchons Lane, Bearsted, Maidstone, , ME14 4AX**

**Price £800,000**





This thoughtfully extended and modernised four-bedroom residence boasts a south-facing garden, nestled on a sought-after road in Bearsted village.

As you arrive, you are greeted by an expansive shingled driveway that provides ample parking for multiple vehicles. Stepping inside, you are welcomed by a striking entrance hall with a double-height ceiling, leading to a comfortable sitting room featuring a media wall, and a study. The heart of the home is located at the rear, where you will find a stylish kitchen, dining, and family room complete with bi-fold doors that seamlessly connect to the sunlit rear garden. The ground floor also includes a well-appointed utility room and a convenient downstairs WC.

On the first floor, a bright landing space opens into four well-proportioned bedrooms, including a spacious principal bedroom that is part of the double-storey extension, which benefits from built-in wardrobes and a modern en-suite shower room. The second bedroom also benefits from an en-suite shower room, whilst the third double bedroom and a generous single share a contemporary family bathroom.

Outside, the south-facing rear garden is ideal for those who enjoy sunny days, predominantly laid to lawn with a substantial patio seating area. Additionally, a charming garden room offers flexible use, perfect as an office or summerhouse. Tenure: Freehold. EPC Rating: D. Council Tax Band: E.



## LOCATION

The property is perfectly positioned to take full advantage of all local amenities within Bearsted, in particular the excellent transport links via mainline train station and access to the M2 & M20 motorways, together with its close proximity to the outstanding Thurnham & Roseacre schools and just a 15 minute walk from the picturesque Village Green with a selection of fantastic pubs, cafe and restaurants. Leisure facilities include Bearsted golf, bowls and tennis clubs, whilst the beautiful grounds of both Leeds Castle and Mote Park are also close by.

## ACCOMMODATION

### Ground Floor:

Entrance Hall

Sitting Room

Kitchen/Dining Room

Utility Room

Cloakroom

Study

### First Floor:

Principal Bedroom

• En-suite Shower Room

Bedroom Two

• En-suite Shower Room

Bedroom Three

Bedroom Four

Family Bathroom

## EXTERNALLY

Shingled Driveway


Rear Garden

• Summerhouse/Store

## VIEWING

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

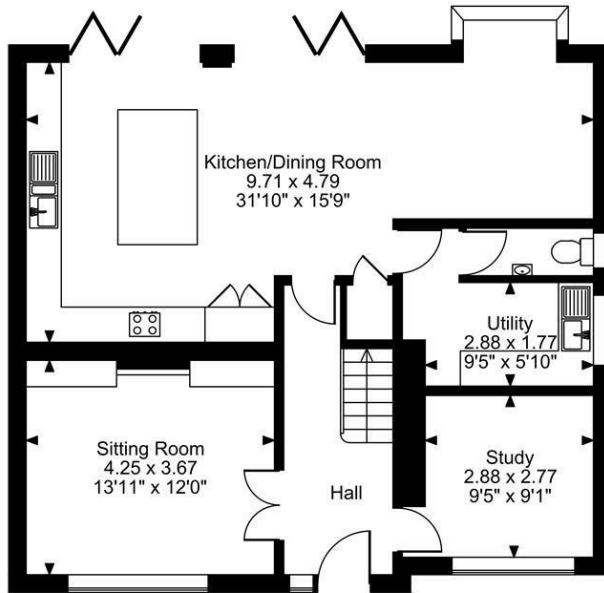
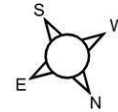
## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

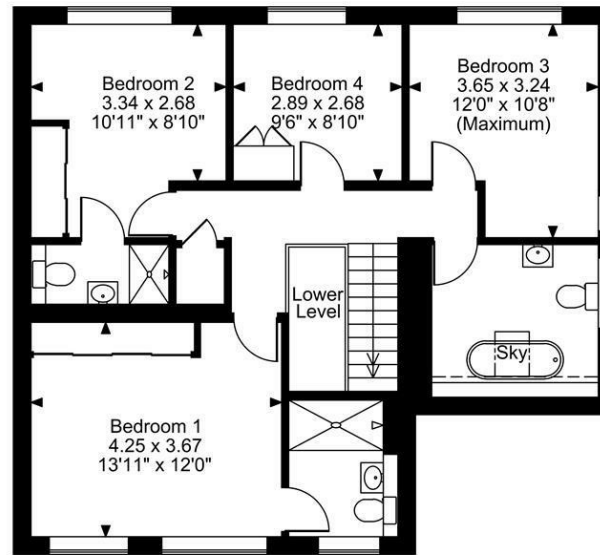
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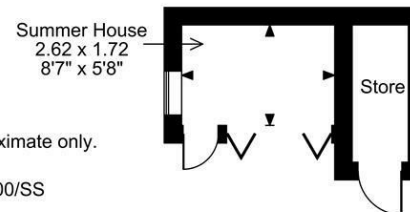
**Fauchons Lane, Bearsted, Maidstone, Kent**  
**Approximate Gross Internal Area**  
**Main House = 1687 Sq Ft/157 Sq M**  
**Summer House & Store = 78 Sq Ft/7 Sq M**  
**Total = 1765 Sq Ft/164 Sq M**



**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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