



**Manor Rise, Bearsted, Maidstone, Kent, ME14 4DB**  
**Offers In The Region Of £975,000**



Introducing a beautifully presented five-bedroom detached residence nestled in the heart of Bearsted Village, situated on the highly exclusive Manor Rise cul-de-sac, just a stone's throw from the Village Green.

As you enter, you are welcomed by an impressive 22-foot entrance hallway that leads to a magnificent galleried landing on the first floor. The ground floor boasts a stunning kitchen/dining room at the rear, which opens seamlessly to the beautifully landscaped gardens - truly one of the property's standout features. Additionally, there is a utility room off the kitchen, a well-proportioned lounge and a separate study (which can also serve as an additional bedroom), along with a convenient downstairs cloakroom.

Venturing upstairs, you will discover five inviting bedrooms, including a principal suite that benefits from a spacious and luxurious en-suite shower room with dual basins. The remaining four bedrooms are served by an elegant family bathroom. Planning permission has been granted to extend the kitchen, remodel the upstairs, and convert the garage, with work already underway to ensure that the planning permission remains valid.

Ample off-road parking is provided by both the driveway and an integral garage. The secluded rear garden offers a tranquil retreat, featuring exquisite landscaping filled with a variety of shrubs and trees, complemented by a central water feature and pond. Additionally, there is an impressive treatment room/office in the garden, constructed from red cedar wood, fully insulated, and equipped with air conditioning - perfect for work or relaxation. Tenure: Freehold. EPC Rating: D. Council Tax Band: G.



## LOCATION

Situated in the heart of Bearsted, perfectly situated 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 less than a 10-minute 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

### Ground Floor:

Entrance Hall

Cloakroom

Study

Sitting Room

Kitchen/Dining Room

Utility Room

### First Floor:

Galleried Landing

### Principal Bedroom

• En-suite Shower Room

Bedroom Two

Bedroom Three

Bedroom Four

Bedroom Five

Family Bathroom

## EXTERNALLY

Front Garden

Driveway

Integral Garage


Rear Garden

Garden Room/Office

## VIEWING

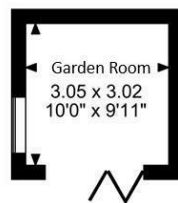
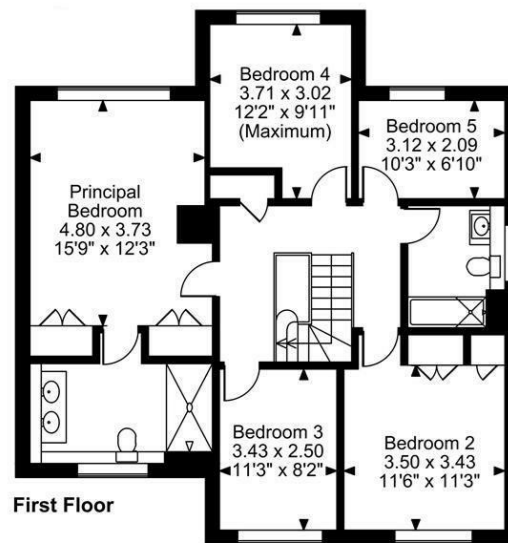
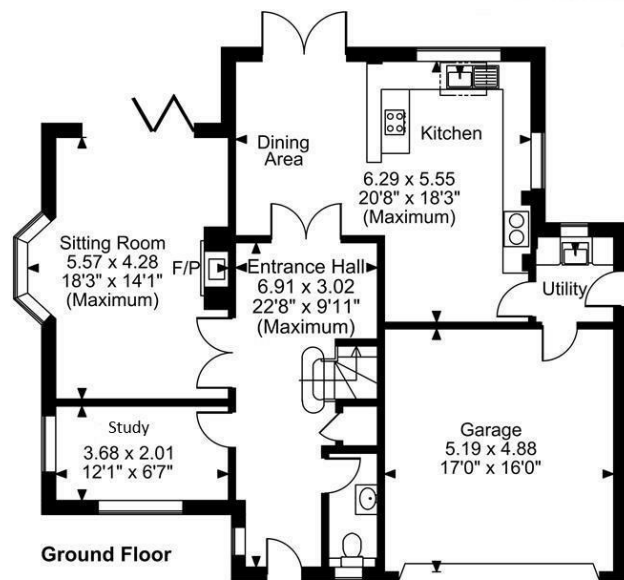
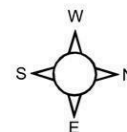
Strictly by arrangement with the Agent's Bearsted Office, 132 Ashford Road, Bearsted, Maidstone, Kent ME14 4LX. Tel: 01622 739574.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>79</b>
(69-80) <b>C</b>	<b>67</b>	
(55-68) <b>D</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 	



**Manor Rise, Bearsted, Maidstone, Kent**  
**Approximate Gross Internal Area**  
**Main House = 1869 Sq Ft/174 Sq M**  
**Garage = 272 Sq Ft/25 Sq M**  
**Garden Room = 99 Sq Ft/9 Sq M**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

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