



**Manor Rise, Bearsted, Maidstone, Kent, ME14 4DB**  
**Offers In The Region Of £800,000**





Nestled on an impressive corner plot of just under a third of an acre in the highly sought-after Manor Rise cul-de-sac, this deceptively spacious chalet-style property features four bedrooms and two bathrooms, making it an ideal family home in the heart of Bearsted village. The residence has been meticulously maintained and offers considerable potential for further expansion and modernisation.

Upon arrival, you are greeted by a private driveway that runs alongside a charming walled and tree-lined front garden. Step inside and find an inviting entrance porch leading into a welcoming hallway, which connects to two sizable bedrooms at the front of the property and a family bathroom. To the rear, an expansive sitting room offers picturesque views of the beautifully established rear garden, complemented by a formal dining room and a kitchen with a convenient adjacent utility room and downstairs W.C.. Venturing upstairs, the landing unveils a spacious third bedroom and a fourth bedroom, both with delightful views over the rear garden, which benefit from the use of a generous bathroom.

Externally, the driveway leads to a substantial double tandem garage, providing ample covered parking for two vehicles, or an excellent space for additional storage. The magnificent south-east facing rear garden boasts a vast lawn, mature borders, summerhouse, patio seating areas, and backs onto the Girl Guides hut, part of the Woodland Trust, ensuring both privacy and tranquillity.

Tenure: Freehold. Council Tax Band: F. EPC: E.



## LOCATION

Located in the heart of Bearsted, this property is ideally positioned to take full advantage of all the local amenities. Residents benefit from convenient transport links, including a mainline train station and easy access to the M2 and M20 motorways. The property is also in close proximity to the highly regarded Thurnham Junior and Roseacre Primary Schools and is just a short 10-minute stroll from the charming Village Green, which offers a variety of excellent pubs and restaurants.

Leisure facilities nearby include Bearsted golf, bowls, and tennis clubs, along with local leisure centres. Additionally, the stunning grounds of both Leeds Castle and Mote Park are easily accessible for outdoor enjoyment.

## GROUND FLOOR

Entrance Porch

Hallway

Sitting Room

Dining Room

Kitchen

Utility

W.C.

Bedroom One

Bedroom Two

Family Bathroom

FIRST FLOOR

Landing

Bedroom Three

Bedroom Four

Bathroom

EXTERNALLY

Front Garden

Driveway

Garage


Rear Garden

Summerhouse

VIEWING

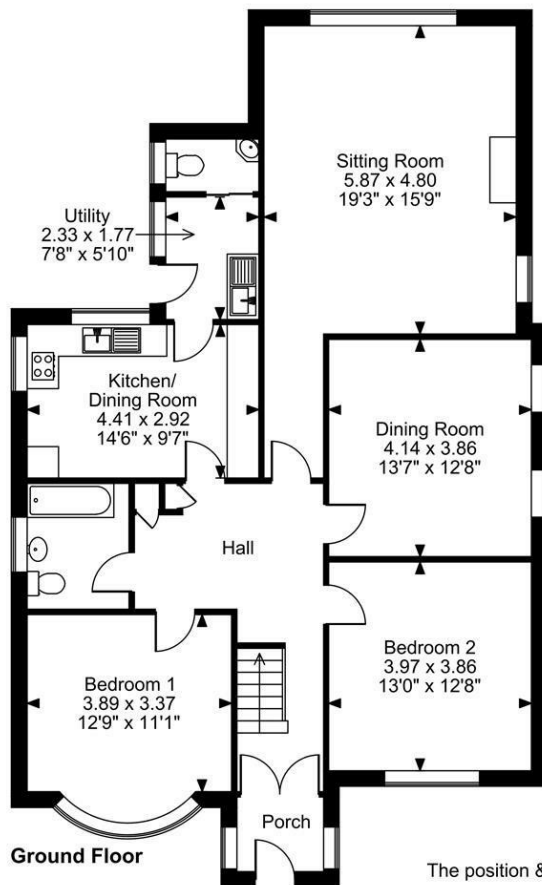
Strictly by arrangement with the Agent's Bearsted Office, 132 Ashford Road, Bearsted, Maidstone, Kent ME14 4LX. Tel: 01622 739574.

## Energy Efficiency Rating

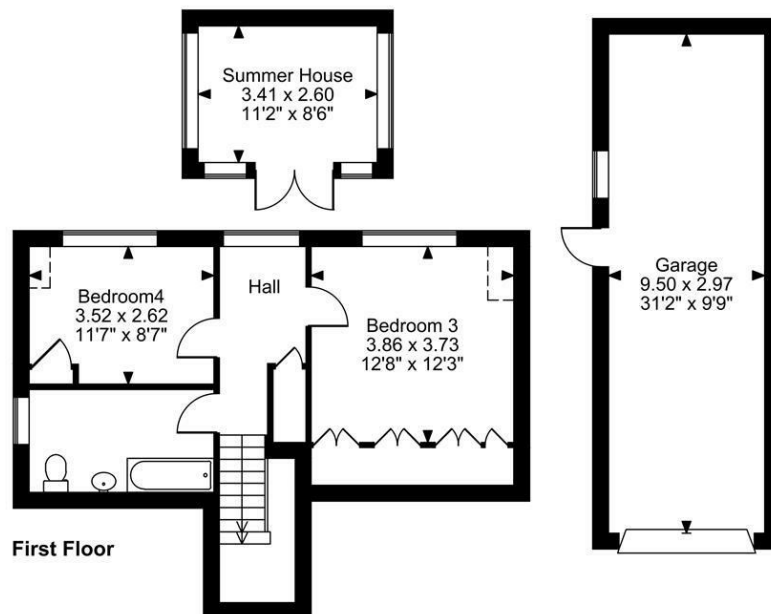
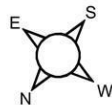
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>74</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>44</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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**Bearsted, Maidstone**  
**Approximate Gross Internal Area**  
**Main House = 1740 Sq Ft/162 Sq M**  
**Garage = 304 Sq Ft/28 Sq M**  
**Summer House = 95 Sq Ft/9 Sq M**  
**Total = 2139 Sq Ft/199 Sq M**



**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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