



Button Lane, Bearsted, Maidstone, Kent, ME15 8NJ
Offers In Excess Of £500,000



Situated opposite the Len Valley Nature Reserve in the highly desirable village of Bearsted, this exceptional four-bedroom link-detached family home is a true gem.

As you approach the property, a charming paved pathway leads you alongside the meticulously maintained front garden. Upon entering the welcoming entrance hallway, you are greeted by a bright and airy sitting room featuring a bay window and a cosy fireplace. Adjacent to this is a separate dining room, complete with a sliding patio door that opens into a well-constructed part-brick conservatory, which offers direct access to the attached garage. The ground floor also boasts a well-appointed kitchen that overlooks the beautiful rear garden, alongside a convenient WC for guests.

Moving upstairs, you will find two generously sized double bedrooms, two single bedrooms, and a family shower room, all thoughtfully designed to maximise space and comfort.

Externally, the property offers a driveway with parking space for up to two vehicles, leading to the attached garage that can accommodate an additional vehicle or serve as convenient storage. The generous rear garden is predominantly laid to lawn, adorned with established trees and shrubs. Furthermore, the garden features a brick-built store behind the garage, as well as an additional outbuilding at the rear, which presents an ideal opportunity for use as an office, hobby room, or gym. Tenure: Freehold. Council Tax Band: E. EPC rating: D.



LOCATION

The property enjoys a convenient location, well positioned to make the most of the charming amenities within Bearsted, encompassing local shops and a doctors' surgery. Furthermore, it offers exceptional connectivity through the nearby mainline train station and convenient access to the M20 & M2 motorways, making travel a breeze. Additionally, the home is in close proximity to highly regarded schools such as Thurnham, Roseacre & Madginford. Not to mention, the delightful village green with an array of cafes, pubs, and restaurants, creating a vibrant and welcoming community. Moreover, leisure enthusiasts will appreciate the nearby golf, bowls, and tennis clubs, while the scenic grounds of both Leeds Castle and Mote Park offer a perfect outdoor retreat.

GROUND FLOOR

Entrance Hall

Sitting Room

Dining Room

Kitchen

Conservatory

W.C.

FIRST FLOOR

Principal bedroom

Bedroom two

Bedroom three

Bedroom four

Bathroom

EXTERNALLY

Front garden

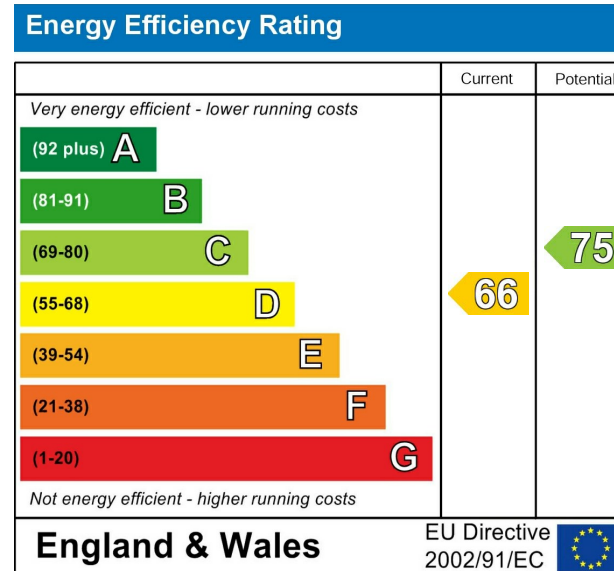
Driveway

Garage and garden store

Rear garden

VIEWING

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



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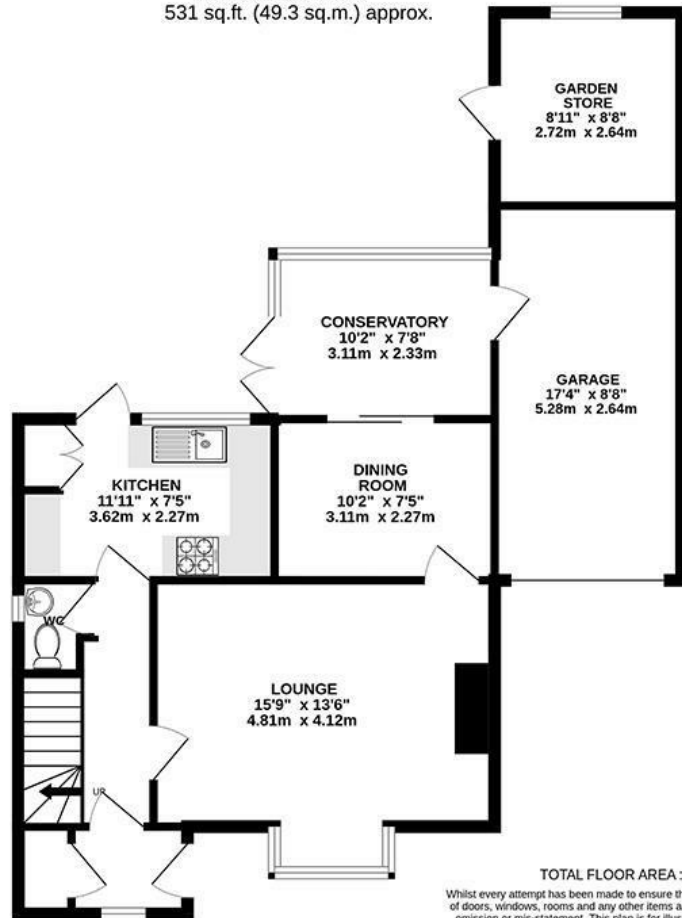
Approximate Gross Internal Area

Main House = 89.9 SqM. 968 sq.ft

Outbuildings = 21.11 SqM 227.2 sq.ft

Total = 111.0 SqM 1194.9 sq.ft

GROUND FLOOR
531 sq.ft. (49.3 sq.m.) approx.



1ST FLOOR
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA: 968 sq.ft. (89.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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