



**Price**  
**£725,000**

**Freehold**

4x  2x  3x 

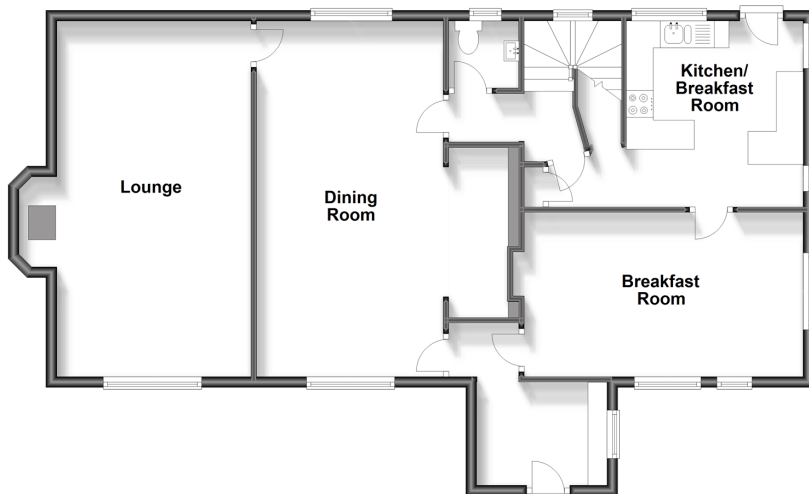
**Fauchons Lane,  
Bearsted, Maidstone,  
Kent, ME14**

**OVER 60?**

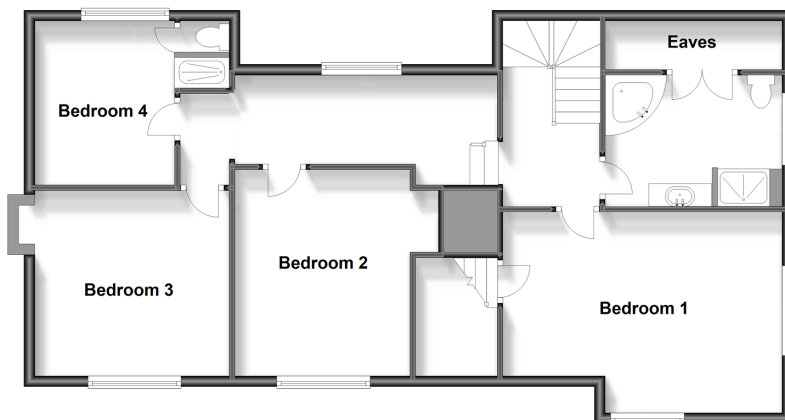
Secure this property  
for up to **59% less!**

*Wards*  
Helping you move forwards

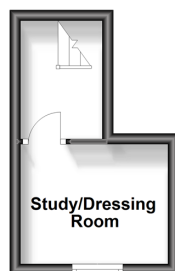
**Ground Floor**  
Approx. 97.6 sq. metres (1050.7 sq. feet)



**First Floor**  
Approx. 91.1 sq. metres (980.5 sq. feet)



**Second Floor**  
Approx. 9.6 sq. metres (103.2 sq. feet)



## Accommodation

### GROUND FLOOR

- Entrance Hall: 7'11 x 6'4 (2.41m x 1.93m)
- Kitchen/Breakfast Room: 12'2 x 10'9 (3.71m x 3.28m)
- Breakfast Room: 16'10 x 10'1 (5.13m x 3.08m)
- Cloakroom: 7'8 x 4'11 (2.34m x 1.50m)
- Dining Room: 22'8 x 11'3 (6.91m x 3.43m)
- Lounge: 21'10 x 11'11 (6.66m x 3.63m)

### FIRST FLOOR

- Landing: 20'2 x 5'3 (6.15m x 1.60m)
- Bedroom 1: 16'10 x 12'2 (5.13m x 3.71m)
- Family Bathroom: 10'11 x 10'3 (3.33m x 3.13m)
- Bedroom 2: 13'3 x 10'9 (4.04m x 3.28m)
- Bedroom 3: 12'3 x 11'2 (3.74m x 3.41m)
- Bedroom 4 with Shower & Toilet: 11'1 x 8'9 (3.38m x 2.67m)

### SECOND FLOOR

- Landing
- Study/Dressing Room: 8'11 x 7'5 (2.72m x 2.26m)

### OUTSIDE

- Front and Rear Gardens
- Garage and Off Road Parking
- Outbuildings



## Main features

- Stunning piece of English heritage, Grade II listed house on substantial plot for location
- Garaging and outbuildings
- Central position near schools and village amenities
- Generous internal accommodation
- Beautiful period features including huge inglenook fireplace and characterful beams



### Nearest Schools

Primary Schools: Roseacre Junior School 0.5 miles, Madginford Park Junior School 1.1 miles, Maidstone, St John's C of E Primary 1.6 miles  
Secondary Schools: Invicta Grammar School 1.9 miles, Maidstone Grammar School 2.5 miles



### Transport Information

Train Stations: Bearsted 0.9 miles, Maidstone West 2.8 miles, Hollingbourne 3.0 miles



### Address

Fauchons Lane, Bearsted, Maidstone, Kent, ME14



### Directions

For directions to this property please contact us.



**Wards**  
Helping you move forwards

Call Bearsted Branch 01622 730955 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)



- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

EPC RATING	CURRENT:	POTENTIAL:
	G(20)	E(53)

12328510/20241005/SG/MC