



## 8 Eylesden Court, Bearsted Green, Kent ME14 4BF

A spacious, two bedroom wing-house with private patio garden and garage. Beautiful courtyard gardens, and within walking distance to the quintessentially English village of Bearsted.



**Entrance Hall**

**Downstairs W/C**

**Sitting /Dining Room**

**Kitchen**

**Two Double Bedrooms**

**Walk in Shower Room**

**En-suite wet room with bathroom**

**Garage**

**Patio Garden**

**150year lease from 2004**

**No Ground Rent**

**55+ Age covenant**

## The Property

8 Eylesden Court is a spacious wing house with views over the landscaped gardens of this beautiful estate. The entrance hall has a large storage cupboard and doors to the cloakroom and the sitting/dining room. This open plan room has French doors leading out to the private patio garden at the rear of the property. There is a door from the dining room through to the downstairs double bedroom which has fitted wardrobes and an en-suite bathroom.

The fitted kitchen leads off the sitting room and has a range of floor and wall units with a built-in double oven and hob, there is also an integrated dishwasher, fridge freezer and washing machine.

On the first floor there is a further double bedroom with built in wardrobes and a walk-in shower room. The landing area can also be used for a study. The property has storage heating on the first floor and underfloor heating system throughout the ground floor, double glazing is used throughout.

A single garage, with light and power, is located in a block nearby.

**Guide Price: £550,000 (Leasehold)**

## Directions to Eylesden Court

From Junction 8 of the M20 take the Ashford Road (A20) to Maidstone. Pass Musket Lane on your right followed by Caring Lane on your left and then take the right turn into Roundwell before the Tudor Park Hotel Country Club signposted Bearsted. Follow the road to the green and turn left at the Oak on the Green public house. Eylesden Court is the next turning on the left.

**Please Note: Upon resale of the property, Cognatum Estates management company charge £500 plus VAT for the leasehold pack, payable by the vendor.**

**For viewings please call the Estate Manager on 01622 631793 /07384 112 343 (Mon-Fri 9am-5pm)**



Sitting / Dining Room



Sitting / Dining Room



Kitchen



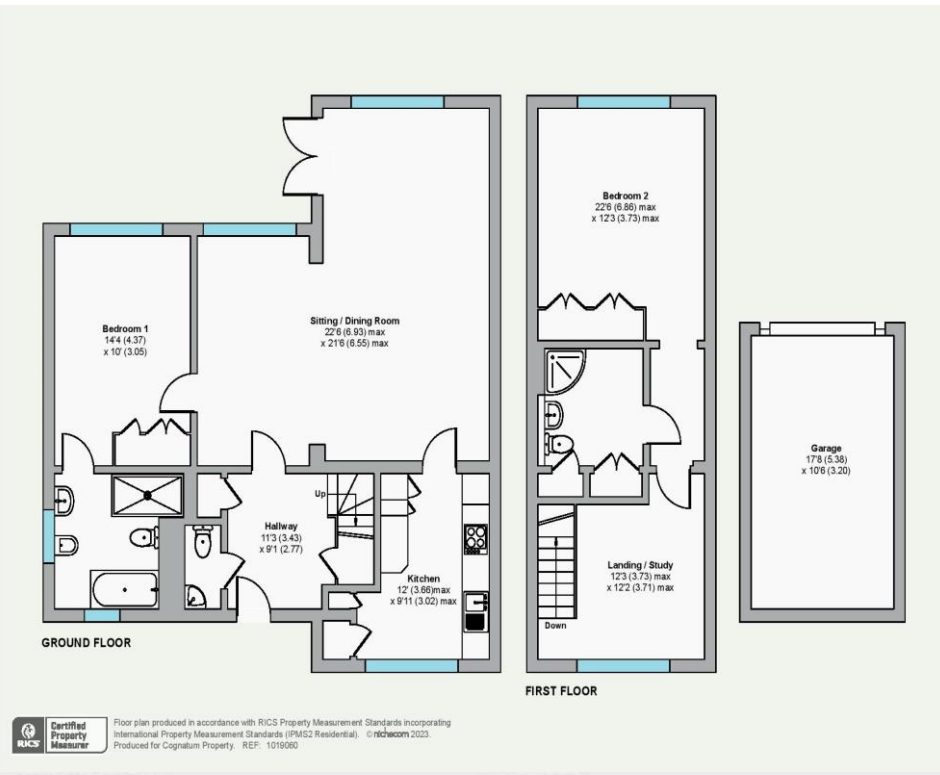
Bedroom 1



Bedroom 2



Walk-in wet room/bathroom



Rear Garden

**Approximate Gross Internals: 127m<sup>2</sup> /1367 ft<sup>2</sup>**

**Service Charge: £7060**

**Energy Performance Rating: D**

**Council Tax Band: G**

These particulars are intended to give a fair description of the property for the guidance of interested parties. They do not constitute any part of an offer or contract. All descriptions, dimensions, distances, orientations, reference to condition and necessary permissions for use and occupation and other statements are given in good faith; interested parties must satisfy themselves on the correctness of each element. The services provided have not been tested by the Agents. No person in the employment of the vendor's Agents has any authority to make or give any representations or warranties whatsoever in relation to this property nor to enter into any contract on behalf of the vendor. Photographs may show general view of retirement estate.





# Eylesden Court

Eylesden Court is next to the village green, reputedly one of the oldest cricket grounds in Kent. The estate was built in the spacious grounds of a former preparatory school and enjoys an open parkland setting with an orchard and a splendid backdrop of oast-houses and Holy Cross Church. The properties are arranged in three distinct areas; the estate's own 'village green', a scented garden and the orchard. There is a croquet lawn for the summer months and an allotment garden for the market gardeners.

Bearsted Green, with its lovely Georgian and Victorian architecture, has shops, restaurants and two pubs. There are clubs and societies within the village and a ramblers' paradise on the doorstep, with the Pilgrims' Way and North Downs Way passing close by. Bearsted station offers a regular train service to London Victoria, which can be reached in just over an hour, and a short drive of 30 minutes is all it takes to put you at the seaside. The incredible 13th-Century Leeds Castle, most famous for once being home to Henry VIII's first wife, Catherine of Aragon, is only four miles away from the estate.

Cognatum Estates Limited provides the services and amenities shown below together with the maintenance, repair and insurance of the buildings, personal alarms, window cleaning and refuse collection. The cost of providing these services is shared equally between all properties.

## Services and Amenities at a Glance

|  |   |   |   |   |   |   |
|--|---|---|---|---|---|---|
|  |  |  |  |  |  |  |
| RESIDENT ESTATE MANAGER  | 22 PROPERTIES BUILT 2004  | 4 ACRES   | GARDENER  | ALLOTMENTS  | GUEST SUITE   | MINIBUS SERVICE   |



View of the Oast Houses from Eylesden Court



Bearsted Cricket Pitch



Holy Cross Bearstead



Leeds Castle

Cognatum Property Limited, Pipe House,  
Lupton Road, Wallingford, Oxfordshire OX10 9BS

T: 01491 821170  
E: [property@cognatum.co.uk](mailto:property@cognatum.co.uk)  
[www.cognatum.co.uk](http://www.cognatum.co.uk)

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