



FOUNDATION

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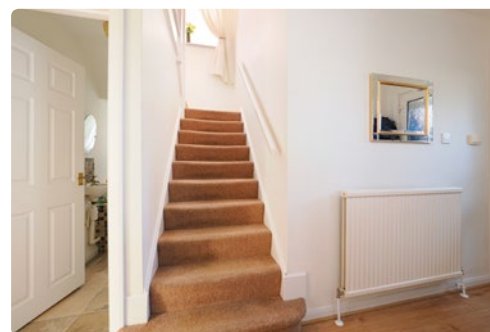
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Fortuna, 20 The Almonds, Bearsted, Maidstone ME14 4LG

4 BEDROOMS | 1 BATHROOM | 2 RECEPTIONS

Freehold



Fortuna, 20 The Almonds, Bearsted, Maidstone ME14 4LG

- Charming Detached Family Home
- Four Bedrooms With Plenty Of Storage
- Potential To Further Enhance & Extend
- Well Appointed Accommodation
- Two Receptions & Conservatory
- Attractive 70 Ft Rear Garden
- Desirable Location Within Bearsted
- Off Road Parking & Integral Garage

SITUATION:

The property is situated in The Almonds in Bearsted village, within walking distance to Roseacre & Thurnham Schools, the village Green, the mainline station and the village's numerous local amenities.

Bearsted is an idyllic Kentish village, with a beautiful village green, flanked by many fine period residences, The White Horse and The Oak On The Green public houses, The Fish On The Green and several village shops including the renowned Crouch Butchers. Other amenities within the village include a post office, an express supermarket, a library, a doctor's surgery, a petrol station, Roseacre and Thurnham schools, Bearsted Golf Club, Bearsted & Thurnham Tennis Club and a mainline station with a regular and direct service to London.

Bearsted is surrounded by much beautiful countryside including Bearsted Woodland Trust, as well as having easy access to the North Downs and the Pilgrims Way, making it

ideal for those who enjoy outdoor pursuits such as rambling. For those who enjoy riding, there are stables and livery yards nearby, along with plenty of bridleways.

The nearby village of Leeds is host to Leeds Castle, over 900 years old and set within over 500 acres of beautiful park-like grounds, the castle is known as 'the loveliest castle in the world' and is a draw for tourists from all over the world.

For a far wider range of amenities, the nearby county town of Maidstone offers a fine selection of shopping, educational and recreational facilities, including several grammar schools, Fremlin Walk Shopping Centre, three stations and a hospital.

Bearsted Station provides a direct rail link with London, whilst the nearby junction 7 of the M20 provides good road access to London and the coast.



DESCRIPTION:

A charming four-bedroom detached family home, occupying a wonderful position on The Almonds, close to excellent schools and many of Bearsted's amenities.

Fortuna was built in the late 1960s and has been owned by the same family for the past 20 years. The accommodation is generously proportioned, offering almost 1,400 sq. ft. of well-configured space, which includes an integral garage that could potentially be converted to provide additional accommodation (subject to planning consent – STPC).

The hedged driveway provides parking for two cars and leads to the integral garage, whilst the front door opens into a bright and airy entrance hall, with high-quality wood-effect flooring which has been laid throughout most of the ground floor.



To the left, there is a sitting room featuring a fireplace with an attractive surround. A large window overlooks the front of the property, and a wide opening leads to the dining room, giving the space a partially open-plan feel.

The kitchen/breakfast room is fitted with an array of units and several appliances. The sink and mixer tap are positioned in front of the window, and the space is beautifully finished with attractive tiling and a breakfast bar.

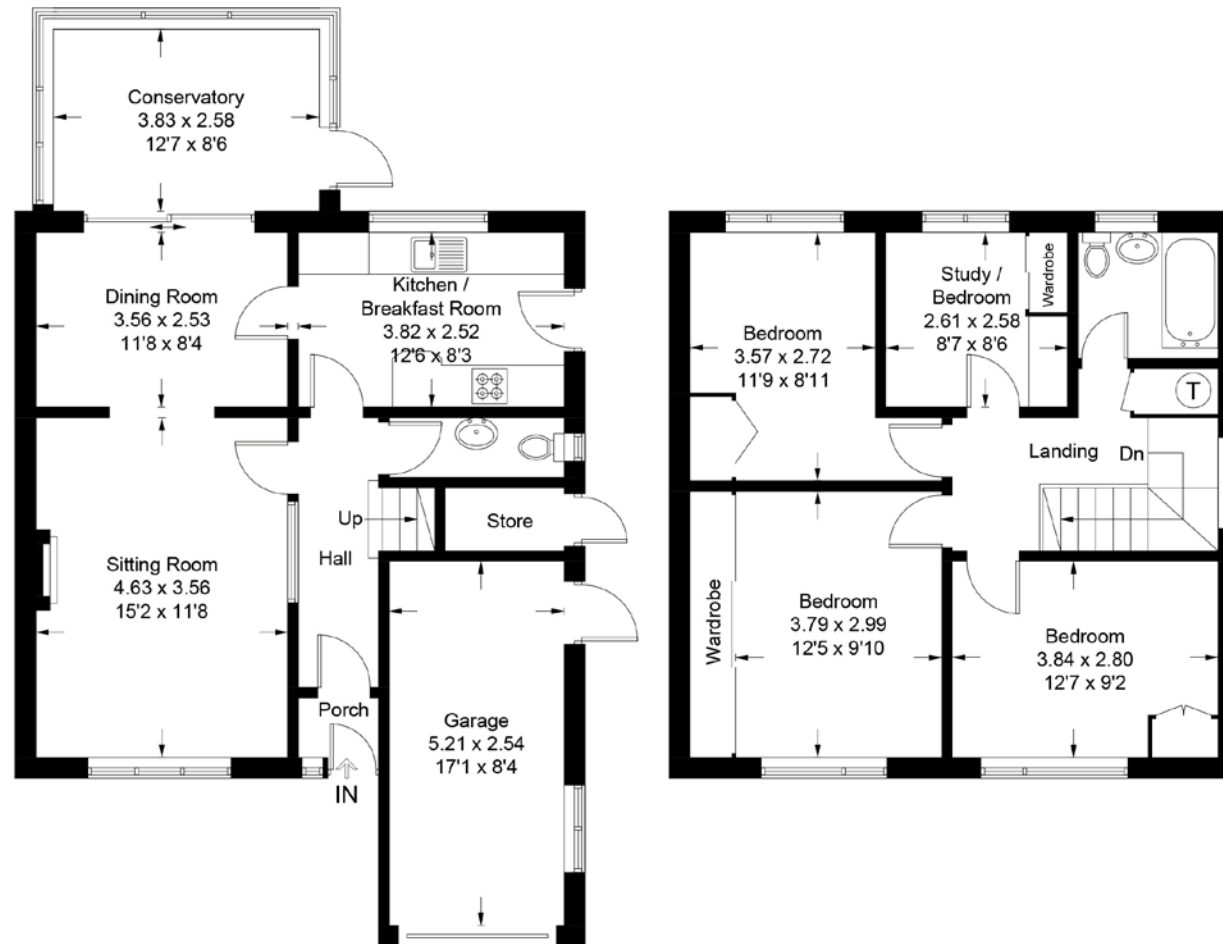
The ground floor is further enhanced by a conservatory, which provides access to the 70 ft. rear garden.

Stairs rise to a central landing, leading to a well-appointed family bathroom and four sizeable bedrooms, all with fitted wardrobes or storage cupboards.

OUTSIDE:

The rear garden extends to approximately 70 ft. and is mainly laid to lawn, bordered by hedging that offers a great deal of privacy. A patio area is directly accessible from the conservatory.

To the front, a driveway provides parking for two cars and leads to the integral garage, which, subject to planning consent (STPC), could be converted to create additional accommodation.



TOTAL FLOOR AREA: 1394 sq. ft (129 sq. m)
 HOUSE: 1236 sq. ft (115 sq. m)
 GARAGE: 141 sq. ft (13 sq. m)



EPC RATING
 C



COUNCIL TAX BAND
 E



GENERAL INFORMATION
 All services are mains connected

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