



FOUNDATION

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66, Birling Avenue, Bearsted, ME14 4LN

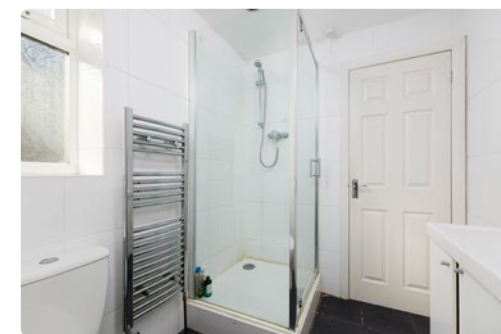
5 BEDROOMS | 2 BATHROOMS | 2 RECEPTIONS

Freehold



66, Birling Avenue, Bearsted, ME14 4LN

- Substantial Detached Family Residence
- Open Plan Living Areas & Separate Sitting Room
- Kitchen Breakfast Room & Utility Area
- Integral Garage With Conversion Potential
- Five Bedrooms & Two Bathrooms
- South Easterly Facing Private Garden
- Catchment Area For Sought After Schools
- Bearsted Station For Links To London



SITUATION:

The property is situated on a highly sought-after road in the heart of Bearsted village, within walking distance of Roseacre and Thurnham Schools, the village green, the mainline station, and a wide range of local amenities.

Bearsted is an idyllic Kentish village, centred around a picturesque green and flanked by fine period residences, traditional pubs such as The White Horse and The Oak on the Green, The Fish on the Green restaurant, and a selection of village shops, including the renowned Crouch Butchers. Other local amenities include a post office, express supermarket, library, doctor's surgery, petrol station, Bearsted Golf Club, Bearsted & Thurnham Tennis Club, and a mainline railway station offering a regular and direct service to London. The village is surrounded by beautiful countryside, including the Bearsted Woodland Trust, and offers easy access to the North Downs and the Pilgrims

Way—ideal for those who enjoy walking and other outdoor pursuits. For equestrian enthusiasts, there are nearby stables, livery yards, and extensive bridleways.

The neighbouring village of Leeds is home to the historic Leeds Castle. Set within over 500 acres of stunning parkland, this 900-year-old castle—often referred to as "the loveliest castle in the world"—attracts visitors from across the globe.

For a broader range of amenities, the nearby county town of Maidstone offers extensive shopping, educational, and leisure facilities, including several grammar schools, the Fremlin Walk Shopping Centre, three railway stations, and a hospital.

Bearsted Station provides a direct rail link to London, while nearby Junction 7 of the M20 offers excellent road access to both the capital and the coast.



DESCRIPTION:

A substantial five-bedroom detached residence situated in the highly sought-after village of Bearsted.

Built in the 1970s with an emphasis on light and space, this impressive home offers over 1,800 sq. ft. of beautifully presented accommodation, which includes an integral garage which offers potential for conversion. The property is further complemented by a desirable south-easterly facing rear garden and driveway.



The attractive façade features exposed brickwork and hung tiles, enhanced by white UPVC windows and a pitched roof. A generous driveway provides parking for several vehicles and leads to the integral garage and a recessed front door set within the brickwork.

The entrance hall leads left into the sitting room and right down a hallway which in turn leads through to the kitchen. Although designed the space is open-plan, the space is clearly zoned for cooking, dining, and relaxing.

The kitchen is fitted with a range of wall and base units incorporating a cooker, hob, and stainless-steel sink with mixer tap. There is ample space for freestanding appliances and room for a breakfast table or island/breakfast bar, whilst a utility room further enhances the space and provides plenty of space for laundry appliances.

The main living room enjoys lovely views of the garden through French doors, while the sitting room, featuring a gas fireplace, can be separated by internal doors for a more intimate setting.

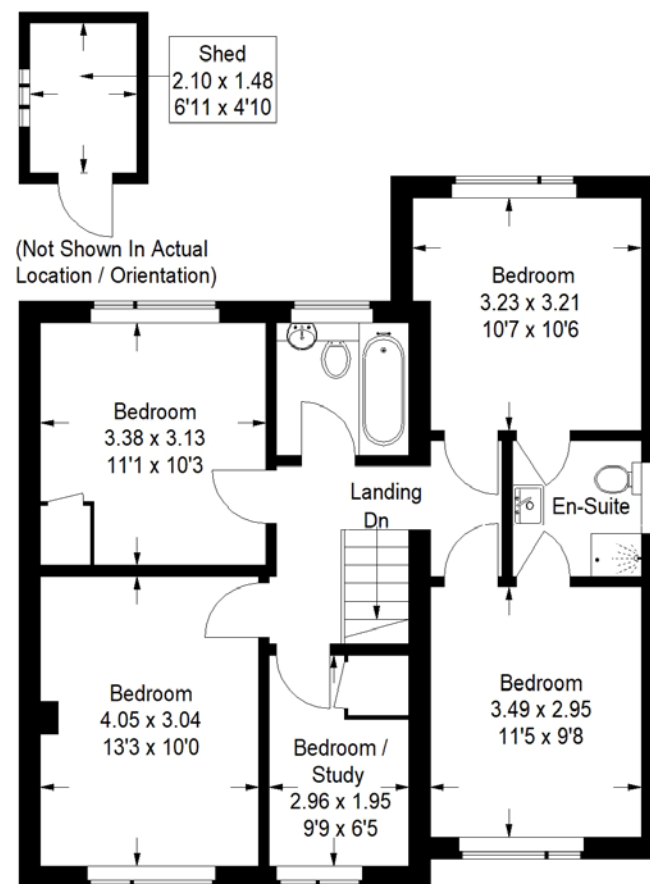
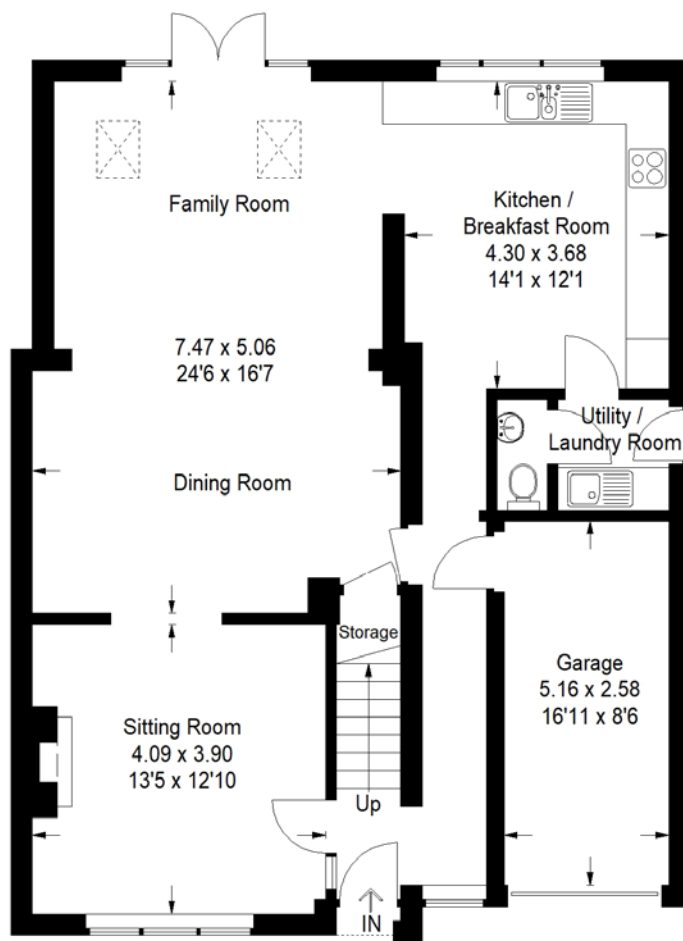
Upstairs, there are four double bedrooms and a smaller fifth bedroom, ideal as a study or nursery. The main bathroom, updated in 2020, includes a shower over the bathtub and a WC and basin set within a modern vanity unit. Two of the double bedrooms share a convenient Jack and Jill shower room—perfect for teenagers or guests.

OUTSIDE:

The south-easterly facing rear garden is of generous proportions and mainly laid to lawn, enclosed by fencing for privacy. A paved patio, accessible directly from the house, offers an excellent space for outdoor dining and relaxation, and is exceptionally private and not overlooked. The front driveway offers off road parking for to cars which sits to the front of an integral garage which poses an opportunity for further conversion STPC







TOTAL FLOOR AREA: 1858 sq. ft (173 sq. m)
HOUSE: 1825 sq. ft (170 sq. m)
SHED: 33 sq. ft (3 sq. m)



EPC RATING
C



COUNCIL TAX BAND
F



GENERAL INFORMATION
All services are mains connected

Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD

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