



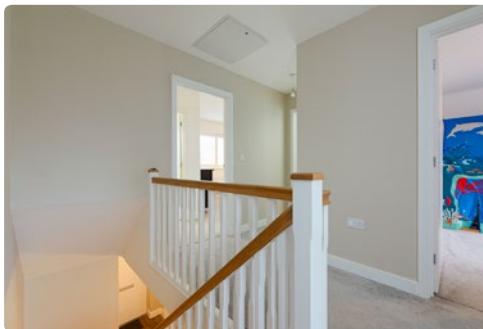
21, Barty Way, Bearsted, Maidstone, ME14 4GB

4 BEDROOMS | 3 BATHROOMS | 2 RECEPTIONS



## 21, Barty Way, Bearsted, Maidstone, ME14 4GB

- Substantial Detached Family Residence
- Over 1700 Sq.Ft Of Elegant Space
- Open Plan Living Area & Additional Reception
- Window Shutters & Bi-Fold Doors
- Four Double Bedrooms & Three Luxury Bathrooms
- South Facing Rear Garden & Sun Terrace
- Integral Garage With Conversion Opportunity STPC
- Desirable Location Within Bearsted Village



### SITUATION:

The property is situated on a highly sought-after development in the village of Bearsted, 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 beautifully constructed four bedrooomed detached residence occupying a desirable plot with a south-facing rear garden, and offering over 1,700 sq ft of thoughtfully designed and immaculately presented accommodation.

Built in 2022 by the renowned developers Dandara, The Sycamore development is conveniently located close to Bearsted Village Green and within easy reach of excellent local schools. The property boasts a high-specification finish throughout and has been further enhanced by the current owners with the addition of bespoke window shutters and tasteful contemporary décor.

The attractive bay-fronted façade features heritage-style, neatly pointed brickwork, perfectly complemented by uPVC windows. A stylish front door set beneath a pitched canopy opens into a spacious entrance hall with coat closet. To the left is an elegant sitting room, featuring a bay window



overlooking the front and dressed with contemporary white shutters.

To the rear of the property is a spectacular open-plan family living space, flooded with natural light and opening directly onto the garden via bi-fold doors. Amtico flooring flows seamlessly throughout this area, which offers ample space for both dining and relaxation, with potential to accommodate a central island if desired. The kitchen is fitted with an extensive range of wall and base units and integrates all main appliances, including an oven, induction hob with extractor hood, fridge/freezer, dishwasher, and a stainless-steel sink with chrome mixer tap.

This impressive space is further complemented by a cloakroom and utility area which provides access to the integral garage, which is currently used as a home gym but offers potential for conversion into additional accommodation, subject to the necessary consents.

On the first floor, a large galleried landing leads to four generously proportioned bedrooms and a well-appointed family bathroom. The two principal bedrooms both benefit from en-suite shower rooms, with the larger also featuring fitted wardrobes.

#### OUTSIDE:

The southerly facing rear garden provides an excellent space for alfresco dining, with a large patio accessed directly from the bi-fold doors. The remainder of the garden is mainly laid to lawn and enclosed by fencing. To the front, a driveway provides off-road parking and leads to the garage.

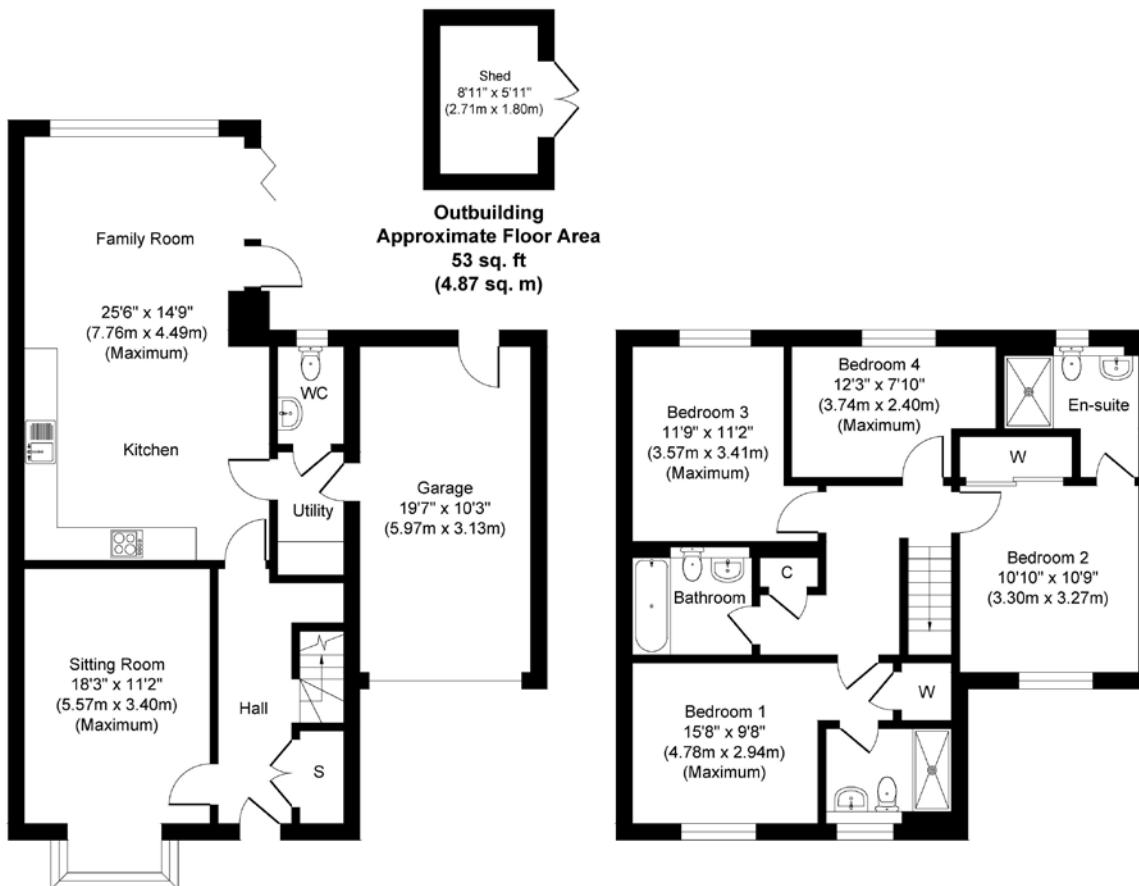
#### AGENTS NOTE:

There is a maintenance charge for this development of approx. £600 per annum.





## 21 Barty Way, Bearsted, Maidstone ME14 4GB



TOTAL FLOOR AREA: 1704 sq. ft (158 sq. m)



EPC RATING  
B



COUNCIL TAX BAND  
F



GENERAL INFORMATION  
All services are mains connected  
Maintenance charge of £600 per annum.

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