



60 Fauchons Lane  
Bearsted, Maidstone  
ME14 4AY

Guide Price £500,000 - £550,000



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Bearsted  
Maidstone  
ME14 4AY



## Description

We are delighted to offer this superb 1930's detached house, a real forever home with planning permission for a substantial 2 storey rear and side extension. The current accommodation has many original features and extends in all to 1230 square feet, there is gas central heating and Upvc double glazed windows. Located in one of the sought after roads of the village, set amidst a large plot with a 75 foot south facing rear garden, 50 foot front garden and a 90 foot driveway leading to the garage. Agents note, Maidstone Borough Council planning reference for the extension 22/504005/FULL Agents Note: It is considered that this property would achieve £1400 as it is, £2000 once improved, as a monthly rental on an assured short hold tenancy.

## Location

Bearsted offers an excellent selection of local amenities and is ideal for the growing family with a highly regarded local infant and junior school, Roseacre and Thurnham, a good selection of shops both on the Ashford Road and the village green which boasts a selection of gastro pubs and restaurants, library and mainline railway station connected to London on the Victoria Line. There is a medical centre, chemist and a selection of supermarkets. There are also excellent sporting facilities and clubs including tennis, bowls, football, cricket, golf, brownies and guides, cubs and scouts. Uniquely the village also has 20 acres of amenity land known as the Woodland Trust. Maidstone town centre is some two and half miles distant and offers a more comprehensive selection of amenities including a wider selection of schools and colleges for older children. The jewel in the County town's crown is Mote Park which is within a quarter of a mile of the property and has 450 acres, boating lake, leisure centre and municipal swimming pool. The M20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and the Channel Ports. Maidstone has two museums, theatre, County library, multi-screen cinema and Millennium Parks along the river.

## Council Tax Band

E

## VIEWINGS STRICTLY BY APPOINTMENT

**Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.**

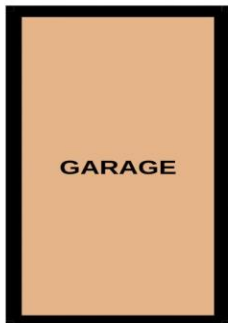
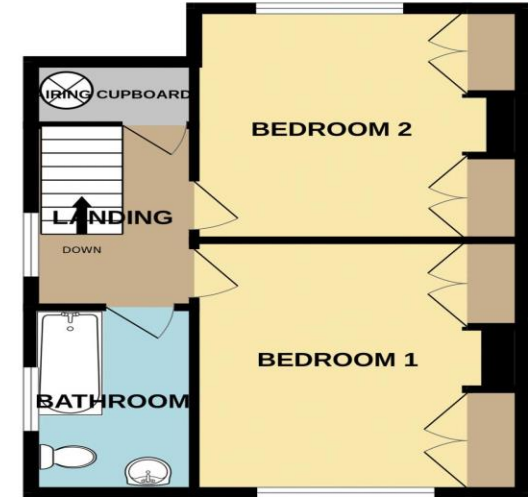
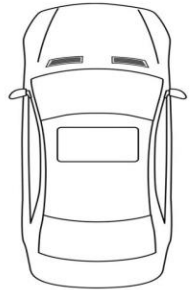
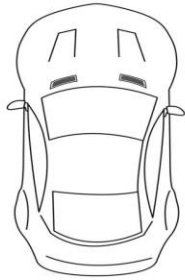


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address:  
60 Faulsons Ct, Bearsted, Kent, E14 4AY

GROUND FLOOR  
800 sq.ft. (74.3 sq.m.) approx.

1ST FLOOR  
429 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA : 1229 sq.ft. (114.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## ENTRANCE CANOPY

Outside light, steps and handrail, original half glazed entrance door.

## ENTRANCE HALL 13' 8" x 6' 0" (4.16m x 1.83m)

Stair case to 1st floor, understairs storage cupboard with service metres, window to side, double radiator.

## LOUNGE 12' 4" x 12' 0" (3.76m x 3.65m)

Tiled fireplace, raised hearth and open grate. Window to front, radiator, door to:

## BEDROOM 3 10' 5" x 7' 8" (3.17m x 2.34m)

Window to front, double radiator, double built in wardrobe.

## DINING ROOM 13' 0" x 12' 0" (3.96m x 3.65m)

Tiled fireplace, fitted gas fire, double radiator, fireside shelving, window overlooking rear garden, southern aspect garden, access to:

## BEDROOM 4, FAMILY ROOM 17' 0" x 7' 3" (5.18m x 2.21m)

Double radiator, double glazed patio doors overlooking rear garden, southern aspect.

## KITCHEN 9' 5" x 5' 8" (2.87m x 1.73m)

Stainless steel sink, mixertap, range of high level and low lever cupboards, electric cooker, extractor hood above, plumbing for washing machine, glazed door to:

## REAR LOBBY

Access to rear garden,

## CLOAKROOM

Low level wc, glow worm wall mounted gas fired boiler supplying central heating and domestic hot water throughout.

## UPSTAIRS

## LANDING 9' 5" x 6' 0" (2.87m x 1.83m)

Access to roof space, window to side, western aspect, eves linen cupboard with lagged copper cylinder.

## BEDROOM 1 13' 0" x 11' 5" (3.96m x 3.48m)

Window to rear southern aspect, range of built in wardrobe cupboards,

## BEDROOM 2 12' 0" x 12' 0" (3.65m x 3.65m)

Window to front, radiator, pleasant outlook. built in wardrobe cupboards.

## BATHROOM 9' 8" x 6' 0" (2.94m x 1.83m)

Bath, hand basin, low level wc, tiled splashback, radiator.

## OUTSIDE

Front garden extends to approx 50 feet and laid to lawn. 90 feet long driveway with double gates leading to the detached concrete sectional garage 16 x 8. Rear garden is a particular feature and is fully fenced and extends to 75 feet enjoying a southern aspect.

## Directions

From our Bearsted office proceed in a westerly direction into Ware Street passing the railway station on the right hand taking the first turning on the left into Hogg Hill. At the mini roundabout take the 2nd exit into the Landway, and Fauchons lane will be found after approximately a quarter of a mile on the right hand side, the property will be found on the left .



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