



**Wisteria Cottage 54 Ware Street
Bearsted, Maidstone
ME14 4PQ
Guide Price £425,000-£450,000**

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Description

Charming early Victorian semi detached Cottage offering spacious living accommodation bursting with character features including exposed beams and natural brick fireplaces. Low maintenance courtyard rear garden, ample parking to the front (2 to 3 cars) within a quarter of a mile of Bearsted Village Green, mainline station and highly regarded local school.

Location

Bearsted village is highly desirable with a good selection of local shops which provide for everyday needs with a lovely choice of gastro pubs and restaurants around The Village Green, Library and mainline railway stations connected to London on the Victoria line. Within in the village and on the Ashford Road there is a wider selection of shops, medical centre and chemist with supermarket. Educationally the area is well served with local Roseacre and Thurnham schools catering for infants and juniors. The village also boasts a wide selection of sporting facilities and clubs including tennis, bowls, football, cricket and golf and there are 22 acres of amenity land known as the woodlands trust for all to enjoy. Maidstone the County town is some three miles distant and as a wide selection of amenities and schools and colleges for older children, excellent shopping facilities at The Mall and Fremlins Walk, two museums, theatre, County library, multi-screen cinema and Mote Park is within two miles and has 450 acres, boating lake, leisure centre and municipal swimming pool. The M20/A20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and The Channel Ports.

Council Tax Band

D

VIEWINGS STRICTLY BY APPOINTMENT

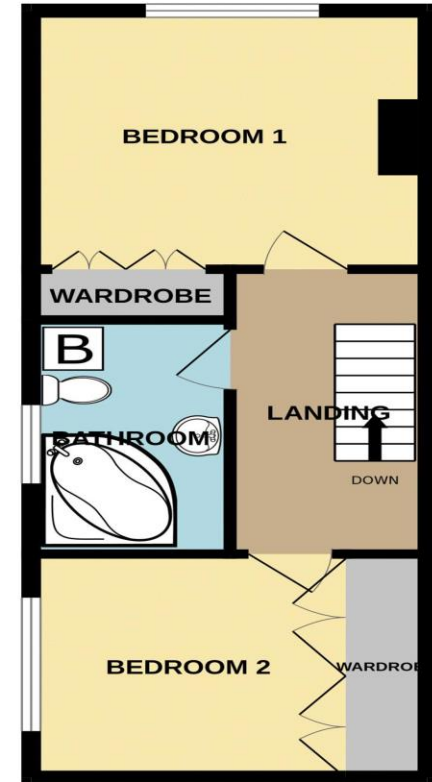
Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.



GROUND FLOOR
1383 sq.ft. (128.5 sq.m.) approx.



1ST FLOOR
378 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA : 1761 sq.ft. (163.6 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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ON THE GROUND FLOOR

DINING ROOM 14' 2" x 10' 0" (4.31m x 3.05m)

Window to front, radiator, terracotta floor tiling, painted original brickwork, radiator, half glazed entrance door. Access to

STUDY 7' 5" x 6' 2" (2.26m x 1.88m)

Radiator, window to side, display shelving, tile effect flooring.

SHOWER ROOM

Shower cubicle, wash hand basin, low level WC.

KITCHEN 10' 4" x 9' 8" (3.15m x 2.94m)

Lined oak units with inset tiled working surfaces, corner sink unit, four burner ceramic hob, eye level oven and grill, window overlooking rear garden, peninsular breakfast bar, door to garden, wide access to

BREAKFAST ROOM 9' 7" x 9' 1" (2.92m x 2.77m)

Range of floor to ceiling built-in storage cupboards, double glazed sliding patio doors to garden.

LOUNGE 22' 8" (into Bay) x 11' 10" (6.90m x 3.60m)

Imposing natural brick fireplace and chimney breast, raised hearth and display top, bow window to front, exposed beams, two double radiators, built-in storage cupboard, staircase to first floor with timber balustrade.

ON THE FIRST FLOOR

LANDING 11' 4" x 6' 2" (3.45m x 1.88m)

Timber balustrade.

BEDROOM 1 12' 1" x 10' 9" (3.68m x 3.27m)

Window to front, Southern aspect, radiator, range of built in wardrobe cupboards.

BEDROOM 2 11' 0" x 9' 5" (3.35m x 2.87m)

Window to side, Eastern aspect, radiator, range of built-in wardrobe cupboards.

BATHROOM

White suite, chromium plated fittings, corner bath with mixer tap and hand shower, wash hand basin, low level WC, tiled splashbacks, Worcester wall mounted gas fired boiler, painted brick walls, exposed beams.

OUTSIDE

Former attached garage which has been divided to create a garden room measuring 9.6 ft by 8 ft with door and windows and a storage area measuring 8 ft by 5.6 ft. Front garden is arranged as a parking area with space for 2-3 vehicles, brick paviours, side pedestrian access, rear courtyard garden which is 36 ft wide, low maintenance with a timber summerhouse with double doors, paving and shrubs including Jasmine, variegated Ivy and climbing Hydrangea.

Directions

From our Bearsted office proceed in westerly direction into Ware Street, passing the railway station on the right hand side, continue to drive along Ware street the property can be found immediately on the right opposite the turning to Sandy Mount as indicated by our signboard.



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