



**3 Invicta Villas The Green
Bearsted, Maidstone
ME14 4DT
Guide Price £350,000 - £365,000**

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Exquisite Victorian Cottage



Description

Exquisite Victorian Cottage located in an idyllic position overlooking The Village Green. The property was originally built in the 1870's of brick construction, tyrolean and rendered beneath a mellow tiled roof. Beautifully presented and well decorated with many period features including original stripped pine doors, ornate cast iron fireplaces which sit comfortably with the nicely decorated interior which benefits from a modern fitted kitchen, bathroom, gas fired central heating and UPVC framed sash windows. Uniquely the property also comes with a parking space for two vehicles at the rear of the property. Neatly laid front garden with original iron railings and a 75ft rear garden.

Location

The outlook from the front of the property is delightful overlooking The Village Green, flanked by other period properties, Gastro pubs and restaurants. There is a selection of shops within a 100 metres catering for everyday needs, with the local library and mainline railway station connected to London on The Victoria Line. Educationally the village boasts an excellent infant and junior school with a wide selection of clubs including tennis, bowls, football, cricket, golf, brownies and guides, cubs and scouts. Uniquely Bearsted has The Woodland Trust with its 26 acres of amenity land. Maidstone The County Town is some 3 1/2 miles distant and has a wider selection of amenities including two museums, theatre, county library, multi-screen cinema and a wide selection of schools and colleges for older children in and around the town centre. 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	48	62
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

GROUND FLOOR
383 sq.ft. (35.6 sq.m.) approx.



1ST FLOOR
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA : 750 sq.ft. (69.7 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

ENTRANCE PORCH

Multi-pane glazed entrance door and side panel. Quarried tiled floor. Multi-pane door with balls eye glass to:-

LOUNGE 12' 3" x 10' 5" (3.73m x 3.17m)

Natural brick fireplace and chimney breast with stone hearth, open grate, fireside shelving. Sash window to front with views over the village green. Fitted blind. Double radiator. Recessed low voltage lighting. Understairs storage cupboard. Carpet.

DINING ROOM 11' 10" x 10' 5" (3.60m x 3.17m)

Cast iron Victorian fireplace. Quarry tiled hearth. Double radiator. Sash window to rear with fitted blinds. Recessed low voltage lighting. Fireside shelving. Staircase to first floor. Half-glazed door to :-

KITCHEN 13' 5" x 6' 9" (4.09m x 2.06m)

Comprehensively fitted with units having white door and drawer fronts with high gloss finish. Stainless steel fittings. Feature natural oak block worktops. Deep glazed Belfast sink with designer mixer tap, cupboards under. Range of high and low level cupboards with working surfaces incorporating. Lamona four burner ceramic hob with extractor hood above and fan assisted oven beneath. Plumbing for automatic washing machine and dishwasher. Space for fridge/freezer. Oak display shelving. Cupboard concealing Potterton gas fired boiler supplying central heating and domestic hot water throughout. Control panel for central heating. Vinyl flooring. Feature belved edge ceramic tiling to the splashback, set in a brick pattern. Double aspect windows. Radiator. Half-glazed door to garden.

ON THE FIRST FLOOR

LANDING

BEDROOM 1 12' 3" x 10' 6" (3.73m x 3.20m)

Sash window to front with fitted blinds affording stunning views over the village green. Double radiator. Cast iron Victorian fireplace. Built-in overstairs storage cupboard with access to roof space. Recessed low voltage lighting. Carpet.

BEDROOM 2 12' 0" x 10' 8" (3.65m x 3.25m)

Sash window overlooking rear garden, fitted Roman blind. Radiator. Cast iron Victorian fireplace. Radiator. Wood laminate flooring.

BATHROOM

Double built-in linen cupboard with lagged copper cylinder and shelving over. White bathroom suite with chromium plated fittings comprising :- Panelled bath, period style mixer tap and hand shower. Separate Aqualisa shower unit over with glass shower screen and 7" rainforest shower head. Pedestal wash hand basin. Low level W.C. Double radiator. Fully tiled walls with decorative border tile. Window overlooking rear garden. Light/shaver point. Mirror. Ceramic tiled floor.

OUTSIDE

TO THE FRONT of the property is a good sized front garden with a delightful cast iron railing and gate. Lawn. Pathway. Herbaceous border. Views over The Village Green. Roses. Foxglove.

GARDEN

The rear garden extends to 75ft with paved patio area adjacent to house. Rear pedestrian right of way. Lawn. Fenced boundaries. Timber garden shed. Rear pedestrian access to a tandem double driveway with parking for two vehicles. Access to the parking is along a private driveway to the west of Invicta Villas. Outside light and power. Outside water tap.

Directions

From our Bearsted office proceed in a easterly direction onto the Green and the property will be found after approximately 100 metres, as indicated by our sign board.



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