



**Roundwell Cottage, Roundwell  
Bearsted, Maidstone  
ME14 4EU  
OIRO £695,000**

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## Description

Fine non estate detached chalet house located within 200 metres of the Village Green. The well presented accommodation is highly adaptable and offers great scope and potential.

Arranged on 2 floors extending to 1724sq'. With gas central heating and double glazing, 2 reception rooms, kitchen, utility room and conservatory. 5 bedrooms. Bathroom and shower room.

Highly recommend your viewing.

**Agents Note : We would anticipate a monthly rental income to be in the region of £1600 in its current condition.**

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

**VIEWINGS STRICTLY BY APPOINTMENT**

## Location

Roundwell is one of the oldest parts of the Village and is adjacent to the Woodlands Trust with it's 26 acres of amenity land for all to enjoy. From the property there is a selection of bridle paths and public footpath which provide access onto the Pilgrims Way and North Downs.

The Village Green is within a quarter of a mile and offers an excellent selection of local amenities including shops providing for everyday needs, a traditional village green with cricket square, flanked by Oast houses and period properties together with gastro pubs and restaurants. There is a mainline railway station connected to London on the Victoria Line.

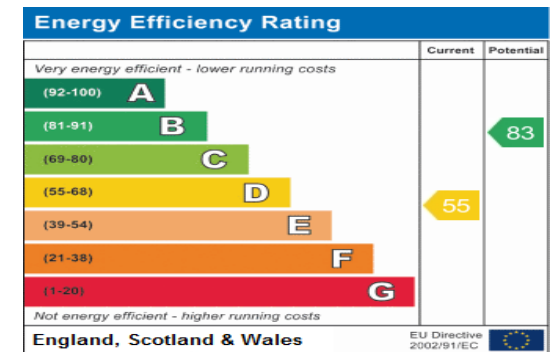
Educationally the area is well served with the local Roseacre, Thurnham Schools catering for infants and juniors. There is a wider selection of local amenities on the Ashford Road, more shops, post office, chemist, medical centre. The village also boasts a wide selection of sporting facilities and clubs including tennis, golf, football, cricket and bowls together with brownies and guides, cubs and scouts.

Maidstone town centre can be easily accessed from the railway station or regular bus services, it is some three miles distant and offers a more comprehensive selection of amenities and wider selection of schools and colleges for older children.

The M20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and the Channel Ports.

## Council Tax Band

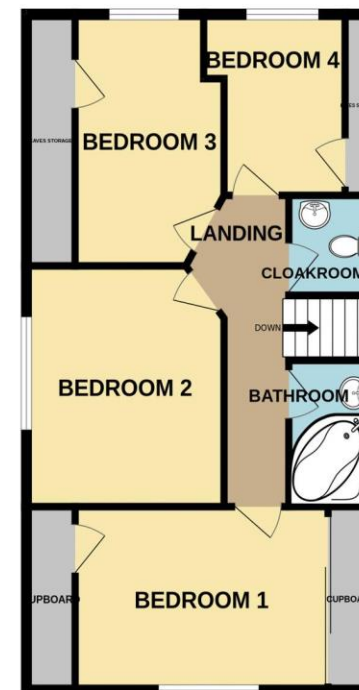
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GROUND FLOOR  
1323 sq.ft. (122.9 sq.m.) approx.



1ST FLOOR  
657 sq.ft. (61.0 sq.m.) approx.



TOTAL FLOOR AREA : 1980 sq.ft. (183.9 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 PORCH

### ENTRANCE HALLWAY

Composite entrance door with glazed panels. Stairs to first floor with understairs cupboard. Wood laminate flooring. Double radiator.

### SHOWER ROOM 9' 6" x 6' 4" (2.89m x 1.93m)

White suite comprising shower cubicle with thermostatically controlled shower. Fully tiled walls. Pedestal wash hand basin. Low level W.C. Double aspect windows to front and side. Double radiator. Laminate floor. Extractor fan.

### LOUNGE 15' 7" (into bay) x 13' 0" (4.75m x 3.96m)

Double aspect window to side and front. Wall mounted living flame gas fire. Double radiator. Wood laminate floor.

### KITCHEN 10' 7" x 9' 1" (3.22m x 2.77m)

Range of high and low level cupboards with display end units and complementing working surfaces. One and half bowl stainless steel sink with mixer tap and tiled splash backs. Bosch eye level double oven and grill, 4 burner gas hob with extractor hood over. Plumbing for dishwasher. Window to side northern aspect. Double radiator. Wood laminate flooring. Half glazed door to:-

### UTILITY ROOM 12' 4" x 9' 1" (3.76m x 2.77m)

High and low level units with working surface. Plumbing for washing machine - space for fridge freezer. Floor standing Potterton gas fired boiler supplying central heating and hot water throughout. Consumer unit. Built in larder cupboard with shelving. UPVC 1/2 glazed door to:-

### CONSERVATORY 12' 5" x 12' 0" (3.78m x 3.65m)

Brick built base with UPVC double glazed windows and casement doors leading to garden. Polycarbonate roof, vinyl floor. Electric heater and two wall lights.

### DINING ROOM 13' 0" x 12' 6" (3.96m x 3.81m)

Window to side southern aspect. Wood laminate floor. Double radiator. Door to:-

### BEDROOM 5 11' 7" x 9' 0" (3.53m x 2.74m)

Double aspect windows to rear and side. Wood laminate floor. Double radiator.

### ON THE FIRST FLOOR

### STAIRS AND LANDING

Half landing with window to side with northern aspect. High level window to side. Small eaves cupboard.

### BEDROOM 1 13' 9" x 9' 1" (4.19m x 2.77m)

Window to rear with an eastern aspect. Built in wardrobes with mirrored sliding doors. Double radiator. Eaves storage cupboard. Carpet.

### BEDROOM 2 12' 5" x 10' 10" (3.78m x 3.30m)

Window to side with southern aspect. Radiator. Carpet.

### BEDROOM 3 13' 0" x 8' 3" (3.96m x 2.51m)

Window to front. Eaves storage cupboard. Radiator. Carpet. Access to roof space.

### BEDROOM 4 9' 2" x 8' 0" (2.79m x 2.44m)

Window to front. Built in wardrobe. Radiator. Eaves storage cupboard. Carpet.

### BATHROOM 7' 6" x 4' 3" (2.28m x 1.29m)

Corner bath with fully tiled walls. Pedestal wash hand basin. Window to side northern aspect. Laminate flooring. Extractor fan. Double radiator.

### SEPARATE W.C

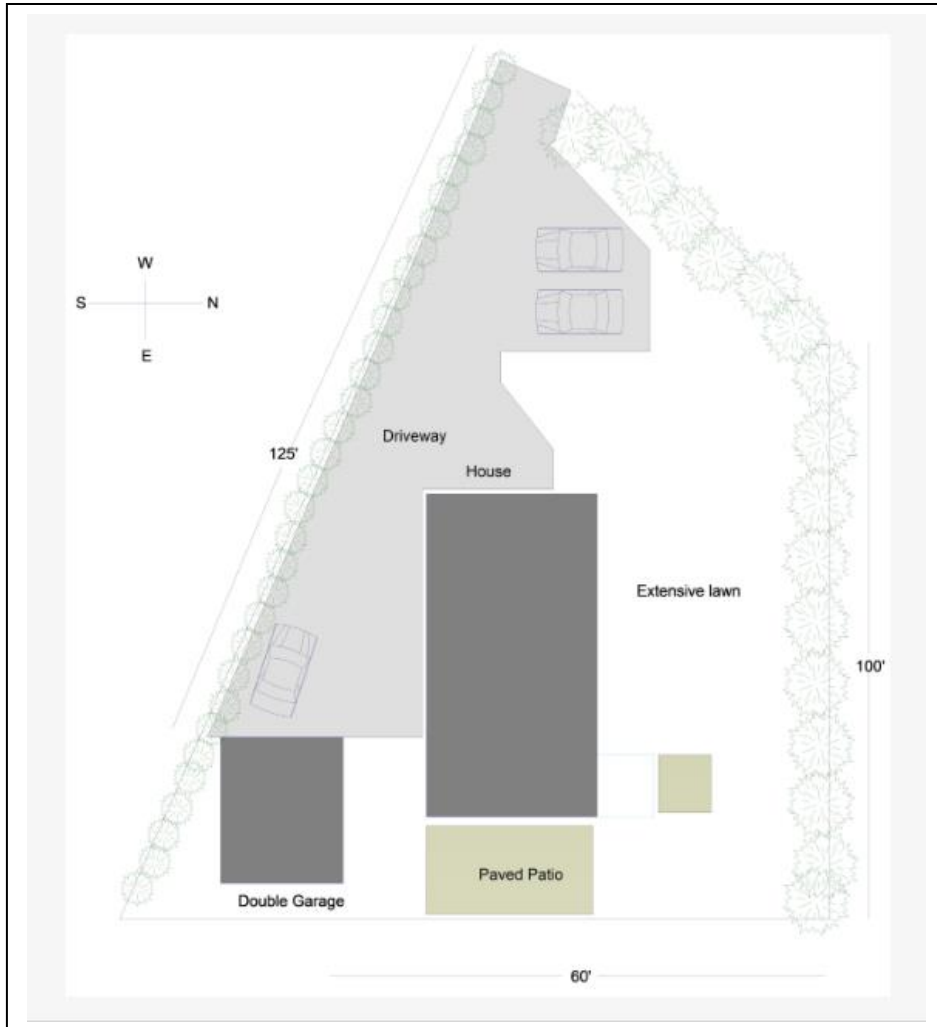
Low level W.C, vanity wash hand basin with tiled splash back. Window to side northern aspect. Laminate flooring.

### OUTSIDE

To the front of the property is a sweeping tarmac driveway for parking several vehicles. Small area of lawn and laurel border hedging. Double garage measuring 23'6 x 16'5 with two up and over entry doors. To the rear, there is an 'L' shaped garden with extensive lawn area at the side, with fenced boundaries, paved patio area. Outside water tap and pedestrian gate to the front. Shrub borders. Further paved patio area with dwarf boundary wall. Access to garages via pedestrian door. Gate to driveway.

### Directions

From our Bearsted Office proceed in a easterly direction into The Green, passing the village green on the right hand side, continue along past The Oak, the property will be found after approximately 1/4 mile on the right hand side.





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