



109 Ashford Road  
Bearsted, Maidstone  
ME14 4BS

Guide Price £625,000 to £650,000



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## Description

Very attractive 20 year old detached house located in a well established residential position with vehicular access from Roseacre Lane set back and secluded from the Ashford Road. The well maintained accommodation must be viewed, built as part of a small development with a high specification by Halbern at which time the present owners took occupation. The accommodation features a superb kitchen breakfast room with windows overlooking the gardens. Lounge, separate dining room and a study. Downstairs cloakroom, 4 double bedrooms, en-suite and a family bathroom. Detached garage and parking.

## Location

Located in a well established and convenient non-estate position, close to a good selection of local amenities on the Ashford Road, within a quarter of a mile, with shops and Tesco Express, post office, chemist and medical centre. The village also boasts a beautiful village green, flanked gastro pubs and a mainline railway station (15 minutes walk) connected to London. To the east of the village is the Woodlands Trust (with an entrance across the Ashford Road from the property) with it's 26 acres of amenity land for all to enjoy. Maidstone town centre maybe easily accessed by regular bus services from the Ashford Road and is some two miles distant. The County town offers a wider selection of amenities including two museums, theatre, County library and two further railway stations connected to London. To the east of the County town is Mote Park, with it's 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

F

## VIEWINGS STRICTLY BY APPOINTMENT

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

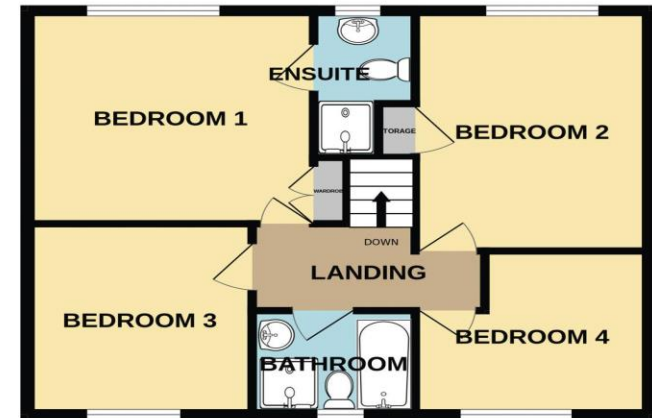


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	68	79
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

GROUND FLOOR  
950 sq.ft. (88.3 sq.m.) approx.



1ST FLOOR  
561 sq.ft. (52.1 sq.m.) approx.



TOTAL FLOOR AREA : 1511 sq.ft. (140.4 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

### DECORATIVE ENTRANCE CANOPY

Brick quoins, decorative soldiering with keystone and corbelling.

### ENTRANCE HALL

Half glazed entrance door with stained leaded lights and glazed side panel, double radiator, twisting staircase to first floor with timber balustrade, understairs built-in storage cupboard.

### CLOAKROOM

White suite, chromium plated fittings, hand basin with integrated cupboard beneath, mixer tap, WC, half tiled walls, double radiator, window to side, ceramic tiled floor.

### LOUNGE 16' 10" x 12' 11" (5.13m x 3.93m)

Double casement doors overlooking rear garden, feature stone fireplace, raised hearth and mantle, double radiator.

### STUDY 10' 1" x 7' 10" (3.07m x 2.39m)

Radiator, window to front affording a Southern aspect, air exchanger unit.

### DINING ROOM 9' 10" x 9' 10" (2.99m x 2.99m)

Window to front affording a Southern aspect, radiator, air exchanger unit.

### OPEN PLAN KITCHEN / BREAKFAST ROOM 0' 0" x 0' 0" (0.00m x 0.00m)

Kitchen 10' 5" x 10' 0" (3.17m x 3.05m)  
Comprehensively fitted with wood effect units, granite effect working surfaces, stainless steel

fittings, one and a half bowl stainless steel sink, mixer tap, integrated dishwasher, four burner gas hob with extractor hood above and oven beneath. Integrated fridge freezer, window to side, tiled splashbacks, ceramic tile floor, recess low voltage lighting. Wide access to: Breakfast Room 14' 10" x 9' 2" (4.52m x 2.79m) Continuous ceramic tile floor, double aspect windows, East and Western outlooks, casement doors into the gardens. Double radiator, return door to garage.

## ON THE FIRST FLOOR

### LANDING

Access to insulated roof space.

### BEDROOM 1 12' 0" x 11' 7" (3.65m x 3.53m)

Window to front affording a Southern aspect, air exchanger unit.

### EN-SUITE SHOWER ROOM

White suite with chromium plated fittings, comprising shower cubicle with thermostatic mixer unit, pedestal wash hand basin with mixer tap, low level WC, double radiator, window to front, Southern aspect, glazed medicine cabinet, half tiled walls, vinyl flooring.

### BEDROOM 2 13' 2" x 10' 1" (4.01m x 3.07m)

Window to front, Southern aspect, air exchanger unit, radiator.

### BEDROOM 3 10' 3" x 9' 3" (3.12m x 2.82m)

Window to rear, radiator.

### BEDROOM 4 10' 2" x 9' 8" (3.10m x 2.94m)

Window to rear, radiator.

## FAMILY BATHROOM

White suite, panelled bath, separate shower cubicle with thermostatic mixer, pedestal hand basin, low level WC, half tiled walls, vinyl flooring, window to rear.

## OUTSIDE

To the front of the property there is a brick boundary wall with decorative coping well stocked with shrubs, trees and conifers, secluded side garden with timber shed, lawned area and patio, further lawned and paved area to the rear which is equally secluded. Attached brick garage measuring 16'5" by 10'11" with automatic roller shutter door, overhead storage, electric, light and power, personal door to breakfast room. Parking to the rear with vehicular access from Roseacre Lane.

## Directions

From our Bearsted office proceed in a southerly direction into Yeoman Lane, passing the village green on the left hand side, at the junction with the Ashford Road turn right and the property will be found some distance along on the right hand side, turn right into Roseacre Lane and the first driveway on the left is the driveway for the property, as indicated by our sign board.



SALES OFFICES  
01622 671200



sales@ferrisandco.net  
www.ferrisandco.net



Penenden Heath Parade,  
Penenden Heath, Maidstone, Kent ME14 2HN

