



Green Pastures Thurnham Lane
Bearsted, Maidstone
ME14 4PL

Guide Price £1,550,000 to £1,750,000

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Description

Unique opportunity to purchase this exquisite Colonial style residence set in 8 acres, 100 meters from Bearsted Village Green. Beautifully presented and bursting with character features. Originally built in 1902, thoroughly and lovingly refurbished over the last seven years by the present owners creating the stunning home we find today. The chance of finding that illusive combination of comfortable family home and acreage is a compelling reason to arrange an early viewing. The accommodation harks back to the Edwardian era with impressive fireplaces, internal door pediments, cornicing and ceiling roses with many rooms enjoying double aspect windows, gaining the full benefit of the rolling vista's. The windows have been replaced by a specialist joiner, in hardwood, in keeping with the original design, double glazed which together with the bespoke kitchen by Mounts Hill and the sumptuously fitted bathroom, en-suite and cloakroom, create a feeling of opulence throughout the house complemented by Karndean and Amtico flooring. Arranged on three floors extending to 2600sq' with gas central heating, new wiring and improved insulation which have significantly improved the properties energy rating. Agents note: Planning permission for a substantial new kitchen with veranda to the rear of the property was granted in December 2014, details of which can be found on Maidstone Borough Council's website.

Location

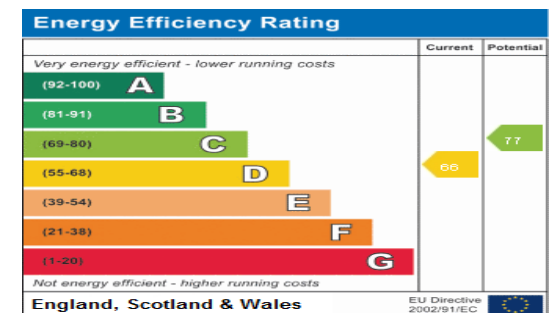
Bearsted Village Green and railway station is 100 meters away. The village offers an excellent selection of local amenities including a selection of shops on the Ashford Road within a 1/4 of a mile of the property with a medical centre. The outlook from the front of the property is delightful, overlooking 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

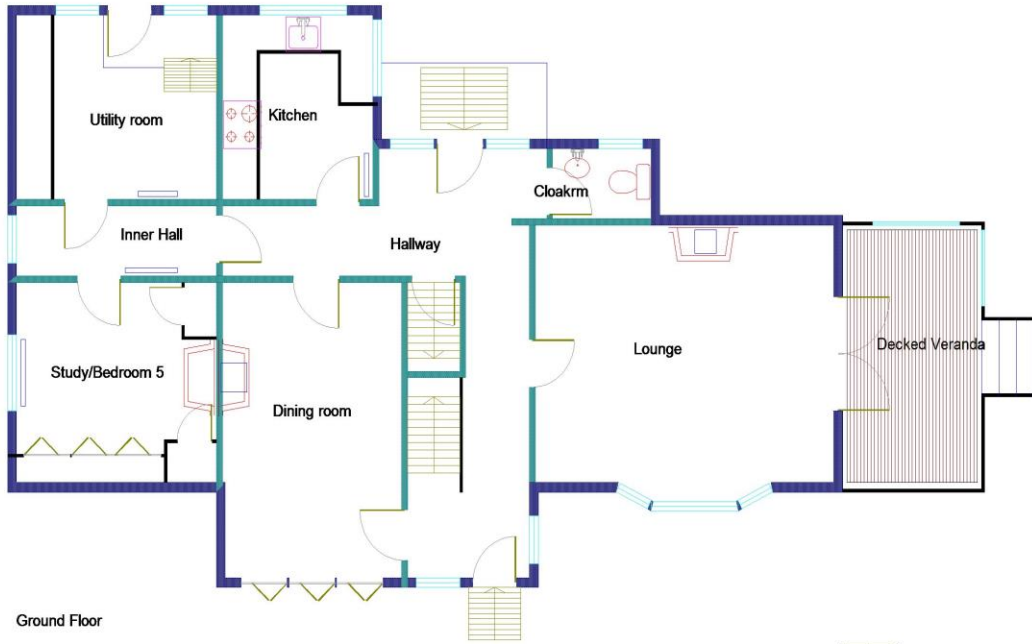
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VIEWINGS STRICTLY BY APPOINTMENT

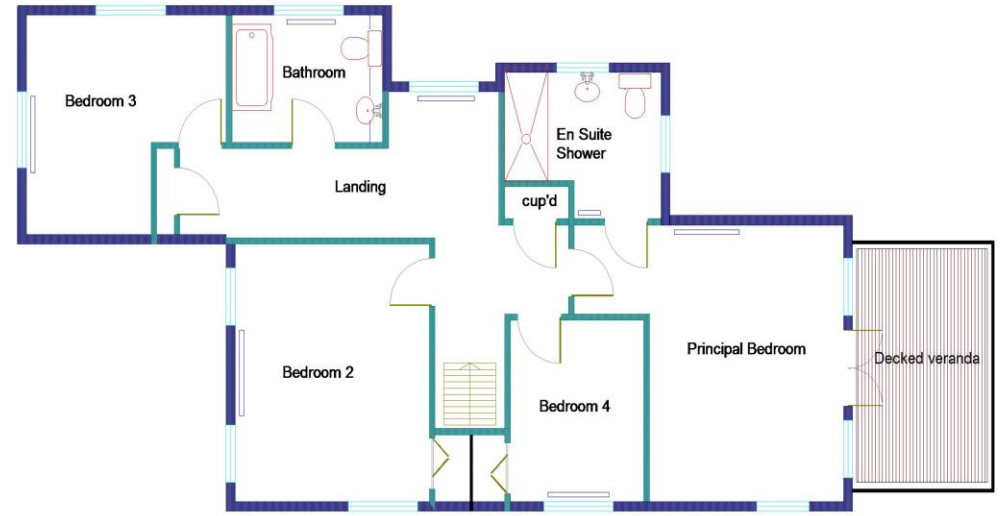
Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.



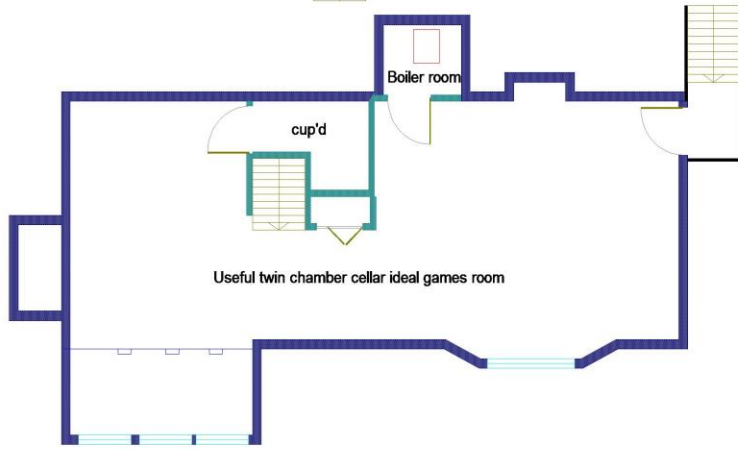
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Green L' v R-Int



Ground Floor



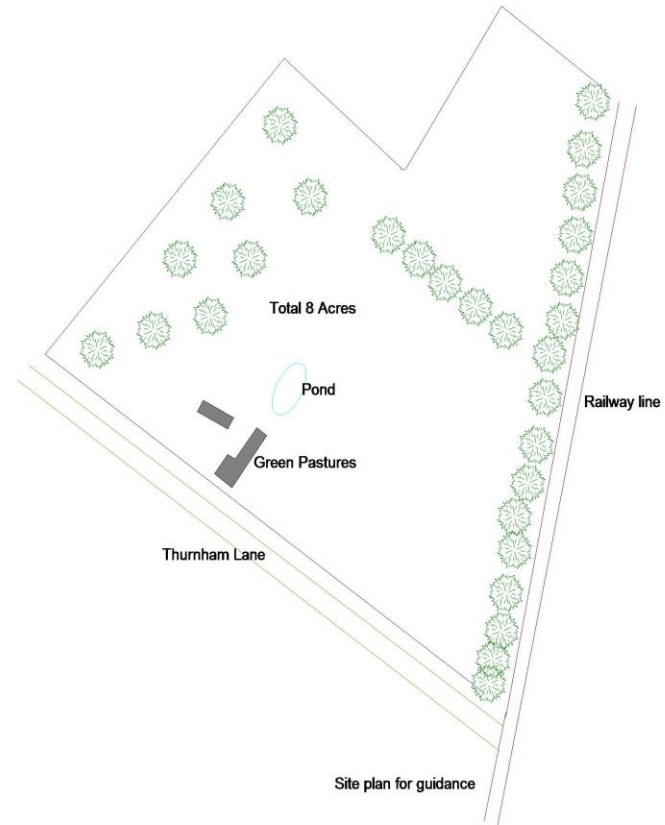
First Floor



Lower ground floor

Floor area 2617 sq' approximately.

N.B;Not to scale, for guidance only.



Site plan for guidance



ON THE GROUND FLOOR

ENTRANCE PORCH

Glass canopied porch with composite decking and timber handrail. Beautiful period half glazed door with stained leaded light panels & etched glass finish. Out side light.

ENTRANCE HALLWAY

'L' Shaped hallway, Classic antico flooring bordered with key tiles. Pillared radiator and two further radiators. Inner half glazed door. Window to side with a western aspect. Door to cellar. Stairs to first floor. Window & glazed door to rear providing access to the gardens. Recessed downlighters.

CLOAKROOM

Window to side. Low level W.C. Vanity wash hand basin with mixer tap & cupboard under. Metro style tiled walls. Chromium plated heated towel rail. Chequered flooring.

LOUNGE 18' 0" x 13' 10" (5.48m x 4.21m)

Beautiful chimney piece with swags and fruit panel, dogtooth mantel, granite hearth and fitted wood burning stove. Bay window with sash style windows with a southern aspect and curved radiator beneath. Picture rails, cornice and ceiling rose. French glazed doors leading to a decked veranda measuring 14'5 x 7'6 with balustrade and views over the gardens and farmland.

DINING ROOM 15' 0" x 11' 0" (4.57m x 3.35m)

Bi-folding windows to the side with views over the garden. Stunning chimney piece with keyed dogtooth mantel, brick surround and fitted 'Morso' wood

burning stove. Integrated cupboards. Picture rail and central ceiling rose. Double radiator.

KITCHEN

Bespoke luxury fitted kitchen by Mounts Hill joiners. A range of high and low level cupboards with shaker style door and drawer fronts with etched drawers and brushed chrome fittings. Incorporating corner carousel units, deep pan drawers, waste disposal bins and bi-folding cupboards. Granite working surfaces and upstands with Franke hung sink with Grohe mixer tap. Integrated fridge and Bosch dishwasher. Bosch induction four burner hob with glass splash back. Integrated Neff microwave. Complementing solid walnut fitted unit with integrated Neff double ovens, pull out spice unit and overhead storage. Double aspect windows to the side and rear overlooking the gardens. Display niches. Upright pillared radiator. Vinyl flooring and recessed downlighters.

UTILITY ROOM 11' 10" x 9' 8" (3.60m x 2.94m)

Range of high and low level units with mink high gloss door fronts. Black slate effect working surfaces and upstands. Deep black sink with brushed chrome mixer tap. Plumbing for washing machine. Space for American Style fridge freezer. Laminate flooring. Double aspect windows to the front and side. Steps leading down to a stable door providing access to the front of the property.

STUDY 11' 2" x 10' 7" (3.40m x 3.22m)

Open fireplace with tiled surround and wood mantelpiece. Extensive range of storage cupboards. Sash style window to side with a western aspect. Double radiator. Picture rail.

ON THE LOWER GROUND FLOOR

CELLAR

Twin Chamber Cellar; Chamber 1 - 17'5 x 12' Sub floor window to the rear. Under stairs storage cupboard. Service meters. Built in storage cupboard with stone shelving. Modern consumer unit. Newton waterproofing sump pump. Chamber 2 - 17'7 x 13'2 Sub floor window to the rear. Door to the side providing access to the garden. Storage cupboard housing wall mounted Vaillant combination boiler supplying hot water and central heating throughout. Door to dry log store at the front of the property.

ON THE FIRST FLOOR

LANDING

Wood balustrade with newel post. Access to roof space. Built in cupboard with shelving. Mezzanine landing with window to the front with a northern aspect. Double radiator. Built in linen cupboard.

PRINCIPAL BEDROOM 14' 10" x 12' 4" (4.52m x 3.76m)

Glazed French doors to the side leading onto a decked veranda with balustrade and panoramic views of the gardens and paddocks. Glazed panels to the side. Window to rear. Pillared double radiator. Picture rail.

EN-SUITE 8' 7" x 5' 9" (2.61m x 1.75m)

Contemporary styled suite comprising double walk in shower cubicle with plate glass screen. Remote Aqualiser thermostatically controlled shower, fully tiled walls and display niche. Wall hung wash hand



basin with mixer tap and high gloss storage unit beneath. Low level W.C. Upright radiator. Karndean flooring. Double aspect windows to the front and side with views over the garden. Recessed downlighters, extractor fan and shaver point.

BEDROOM 2 15' 0" x 11' 9" (4.57m x 3.58m)

Double aspect windows to the side and rear. Built in wardrobe cupboard. Wood flooring and matching skirting. Radiator.

BEDROOM 3 12' 0" x 12' 0" (3.65m x 3.65m)

Double aspect windows to the front and side. Half vaulted ceiling. Radiator.

BEDROOM 4 11' 7" x 8' 4" (3.53m x 2.54m)

Magnificent picture window to the rear with a southern aspect. Double built in over stairs cupboard with further high level cupboard. Shaped ceiling. Picture rail and wall light. Radiator.

FAMILY BATHROOM 9' 4" x 7' 0" (2.84m x 2.13m)

White suite comprising 'P' shaped bat with mixer tap and Mira shower over and curved shower screen. Wall display niches. Vanity style wash hand basin with mixer tap and integrated limed oak finish built in drawers and cupboards. Low level W.C with concealed cistern. Walnut flooring. Chromium plated heated towel rail. Tiled splash backs with glass mosaic tiled border. Window to front with a northern aspect. Extractor fan and three wall lights.

OUTSIDE

Dividing tarmac driveway approached by a five bar gate leading to a block paved courtyard, screened from the road by laurels and Eucalyptus. Substantial timber framed triple garage, two of which

are open for parking with lighting. Remaining garage with double doors currently being used as a workshop and store with modern consumer unit and lighting. Beyond the courtyard and garaging is a paved patio area with granite shingle border and Indian sandstone paving, overlooking the formal gardens with 60' pond, water lilies and decked sun terrace. Aluminium shed, greenhouse, summer house with decked veranda, lawn and numerous shrub borders including roses, lavender, clematis, allium and trees include lilac, magnolia, oak, willow, cobnut laurels and iron boundary fence. Beyond the formal gardens are several paddocks. Separate access can be gained to the paddocks via a five bar gate from the main driveway on a substantial metallised driveway formed from plainings. Within the paddocks there is a hay barn measuring 23'6 x 10', timber stable and tack room measuring 16' x 12' with paved area to the front and several animal shelters. There is an additional entrance/field gate to Thurnham Lane at the northern most corner of the land. There is also a further metered water supply to the paddock closest to this entrance gate.

Directions

From our Bearsted Office, turn right and proceed into Thurnham Lane, passing under the railway bridge and the property will be found approximately 50 meters on the right hand side.





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