



**4 Manor Close
Bearsted, Maidstone
ME14 4BY
£900,000**

4
Manor Close
Bearsted
Maidstone
ME14 4BY



Description

A stunning example of a professionally refurbished and restyled property where the owners have created this highly desirable family home expanding to in excess of 2,500 sq ft. The house incorporates a host of contemporary features including Monocouche rendering, underfloor heating, audio Sonos system throughout the house, comprehensive security alarm system, double glazed windows incorporating blinds with French shutters to the south, continuous herringbone edged Amtico flooring to the ground floor. The kitchen family room is a joy for culinary dreams with two hide and slide ovens, further warming oven and microwave. Five burner induction hob and further integrated appliances. Substantial granite island breakfast bar, beyond which is a dining room with contemporary lantern roof light and sliding doors to extensive patio and garden (encouraging outdoor entertaining). This room in turn provides access to a comfortable seating area with entertainment centre. The further accommodation on the ground floor includes an imposing reception hall with vaulted ceiling, a snug lounge, separate dining room, bedroom 5 / playroom, utility room and cloakroom. On the first floor there are four double bedrooms, en-suite and family bathroom, all sanitary wear is Villeroy and Boch. Externally for the family's pleasure there is a fully fenced and secure garden, low maintenance with resistance swim spa, BBQ area and loggia. Ideal for impromptu party's! Manor Close is a highly desirable cul de sac in the centre of the Village. Between the amenities on the Ashford Road and Village Green.

Location

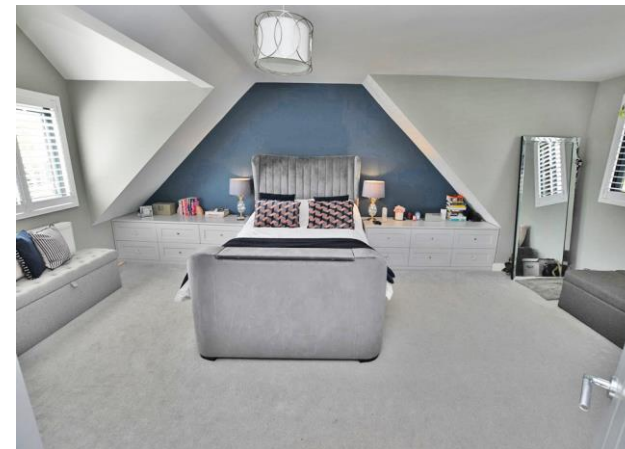
Bearsted offers an excellent selection of local amenities unrivalled in the area, with shops providing for everyday needs, doctors surgery, chemist and post office. A selection of gastro pubs and restaurants around the Village Green, mainline railway station connected to London, Library and a highly regarded local infant and junior school. To the east of the village are 26 acres of amenity land known as the Woodlands Trust for all to enjoy. The County town is some two and half miles distant to the west and enjoys a wider selection of amenities with a selection of schools and colleges for older children in and around the town centre. The M20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and the Channel Ports. The village also boasts a wide selection of sporting facilities and clubs, including Tennis, Bowls, Football, Golf and Cricket together with Cubs and Scouts, Brownies and Guides.

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.



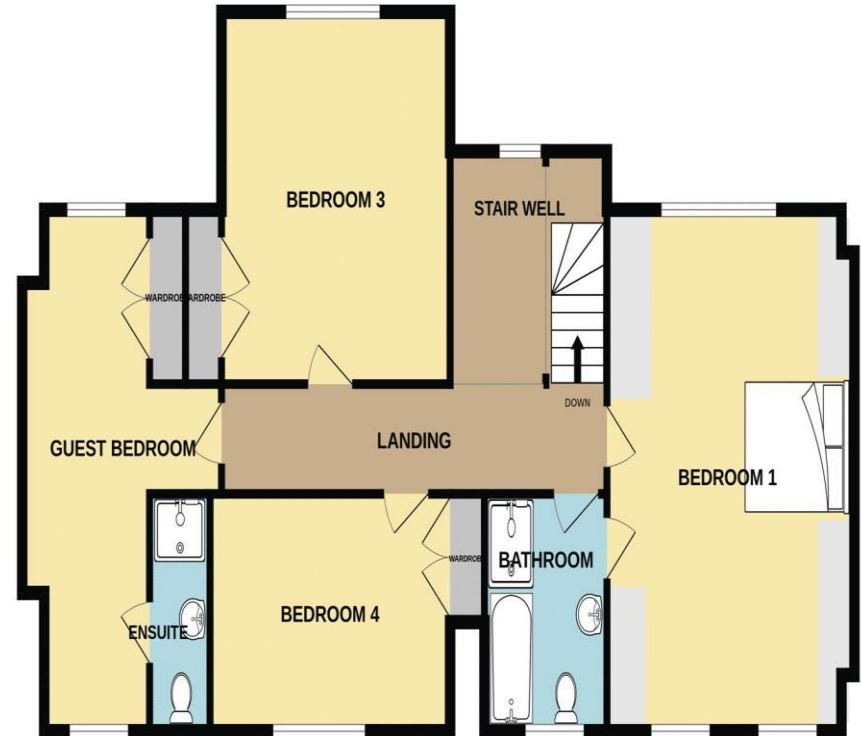
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		70
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Address:
4 Manor Close, Bearsted, E14 4BY

GROUND FLOOR
1420 sq.ft. (131.9 sq.m.) approx.



1ST FLOOR
1110 sq.ft. (103.1 sq.m.) approx.



TOTAL FLOOR AREA : 2530 sq.ft. (235.0 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

PILLARED ENTRANCE PORCH

Partly glazed contemporary composite entrance door, outside light.

RECEPTION HALL 14' 2" x 14' 4" (4.31m x 4.37m)

Has a 16ft vaulted ceiling, staircase to first floor with plate glass balustrade, control panel for underfloor heating, recess low voltage lighting.

LOUNGE 16' 0" x 14' 0" (4.87m x 4.26m)

Contemporary fireplace, granite hearth, double aspect windows with fitted French shutters, southern aspect, vertical radiator.

BEDROOM 5 / PLAYROOM 13' 10" x 9' 0" (4.21m x 2.74m)

Window to front affording a southern aspect with fitted French shutters, double radiator.

STUDY 10' 0" x 7' 5" (3.05m x 2.26m)

Window to side, recess low voltage lighting, double radiator.

OPEN PLAN KITCHEN / DINING / FAMILY ROOM 38' 7" x 17' 5" (max) (11.75m x 5.30m)

Kitchen Contemporary range of units with a high gloss finish, granite worktops and upstand. LED back lighting, feature island breakfast bar with bistro lighting above. Two hide and slide ovens with further warming oven, microwave, five burner induction hob with concealed extractor hood, integrated dishwasher and fridge freezer. Window overlooking rear garden. Herringbone ceramics matching the Amtico flooring. Air conditioning unit. Wide access to:

Dining Area Double casement doors leading to reception hall, with magnificent sliding doors with integrated blinds provide access to the extensive patio area. Contemporary lantern roof light. Wide access to: Family Room Comfortable sitting room with contemporary fireplace with media centre above.

UTILITY ROOM 13' 0" x 8' 9" (3.96m x 2.66m)

Range of built-in storage cabinets, sink unit, space for washing machine and tumble dryer, Amtico flooring, half tiled walls, stable door to side, further window to side. Vaillant gas fired boiler. Substantial hot water storage tank providing instant hot water throughout.

CLOAKROOM

Set within the utility room, contemporary white suite, with concealed cistern, wash hand basin, chrome fittings, half tiled walls and matching ceramic flooring, large mirror.

ON THE FIRST FLOOR

LANDING 21' 8" x 15' 0" (max) L-Shaped (6.60m x 4.57m)

Approached by a staircase with plate glass balustrade and Velux window facing south, bathing the room in light.

BEDROOM 1 21' 2" x 14' 0" (6.45m x 4.26m)

Extensive range of built-in contemporary furniture with hanging, shelving and draw space in profusion, window to front affording a southern aspect, two windows to rear overlooking the garden.

EN-SUITE JACK AND JILL BATHROOM 10' 2" x 6' 8" (3.10m x 2.03m)

Access from bedroom 1 and the landing, beautiful Villeroy and Boch suite in white with chromium plated fittings, panelled bath with mixer tap and hand shower, separate thermostatic shower cubicle, wash hand basin with integrated drawers beneath, low level WC, fully tiled and matching ceramic tiled floor, extractor fan, window to rear.

BEDROOM 2 21' 4" x 12' 7" (6.50m x 3.83m)

Range of built-in wardrobe cupboards, double aspect windows, featuring dormers front and rear.

EN-SUITE SHOWER ROOM

White suite with chromium plated fittings, fully tiled with white metro ceramics, twin shower cubicle, wash hand basin with mixer tap, low level WC, large mirror, chromium plated heated towel rail, ceramic tiled floor.

BEDROOM 3 15' 3" x 13' 0" (4.64m x 3.96m)

Window to front affording a southern aspect, fitted French shutters, built-in wardrobe cupboards.

BEDROOM 4 13' 7" x 9' 9" (4.14m x 2.97m)

Dormer window to rear overlooking the garden, double radiator, double built-in wardrobe cupboard.

OUTSIDE

To the front of the property there is a resin bonded extensive driveway with decorative border and granite sets, shingle border with topiary box, lawned area, raised bed with magnificent olive tree, boundary wall formed from acoustic slat wood. Integral garage measuring 12' by 8' with roller shutter door, electric, light and power, side pedestrian



entrance. The rear garden is a particular feature of the property and measures 72' by 42', ceramic tiled patio with raised beds with box hedging, extensive artificial lawned area, fully fenced boundaries, timber clad loggia with light and power overlooking the garden. Raised composite decking with inset resistance swim spa, BBQ area with ceramic floor and split faced granite wall. Bonsai style conifer.

Directions

From our Bearsted office proceed in a southerly direction into Yeoman Lane, passing the Village Green on the left hand side. Manor Close will be found third turning on the left, the property being a short distance along on the left.





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