



60 Ware Street  
Bearsted, Maidstone  
ME14 4PQ  
£450,000

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Maidstone  
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## Description

Cosy character cottage, semi detached with parking for 3 cars. Dating back to the 16th Century with exposed beams, oak internal doors with finger latches and a log effect stove for winter evenings. the accommodation is conveniently configured and well presented with gas heating, compact courtyard garden, ample off road parking and driveway ( 3 cars). A quarter of a mile from the village green, mainline railway stations and highly regarded infant and junior schools.

## Location

Bearsted village is highly desirable with a good selection of local shops which provide for everyday needs with a lovely choice of gastro pubs and restaurants around The Village Green, Library and mainline railway stations connected to London on the Victoria line. Within the village and on the Ashford Road there is a wider selection of shops, medical centre and chemist with supermarket. Educationally the area is well served with local Roseacre and Thurnham schools catering for infants and juniors. The village also boasts a wide selection of sporting facilities and clubs including tennis, bowls, football, cricket and golf and there are 22 acres of amenity land known as the woodlands trust for all to enjoy. Maidstone the County town is some three miles distant and has a wide selection of amenities and schools and colleges for older children, excellent shopping facilities at The Mall and Fremlins Walk, two museums, theatre, County library, multi-screen cinema and Mote Park is within two miles and has 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

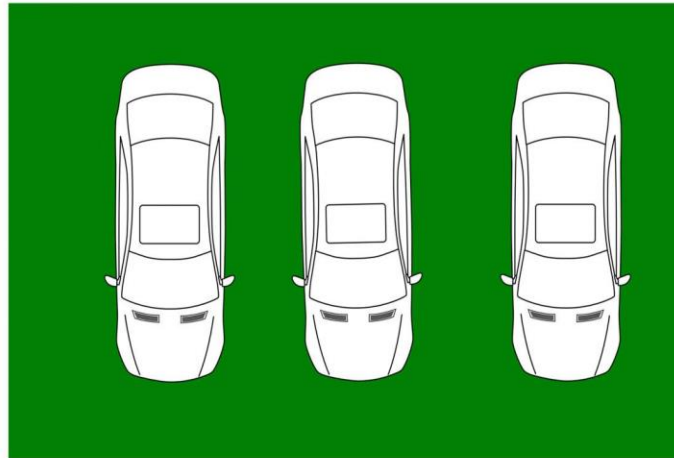
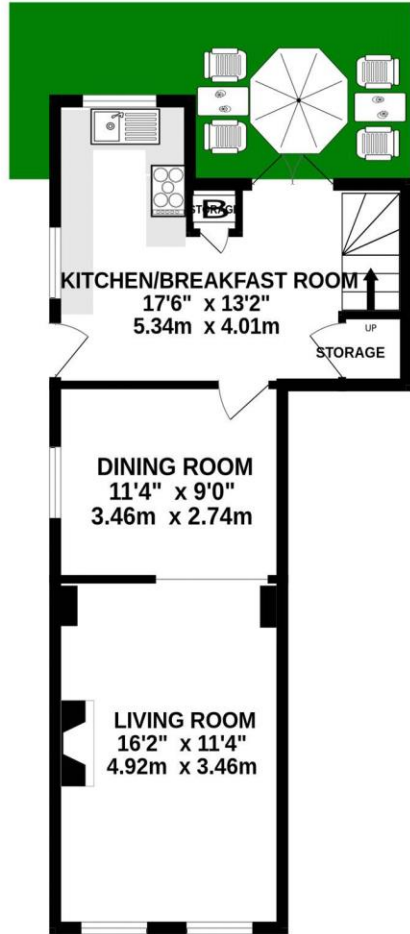
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## VIEWINGS STRICTLY BY APPOINTMENT

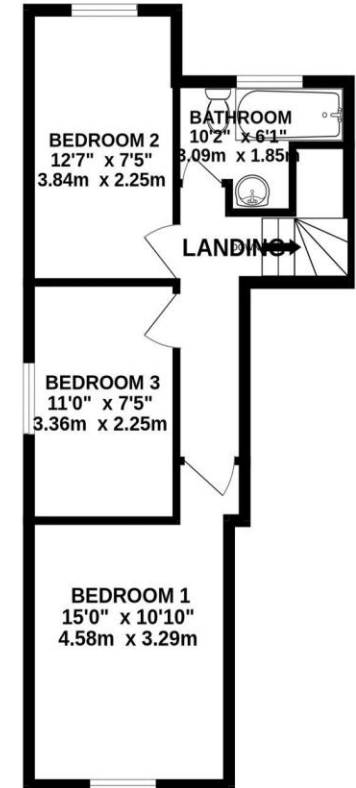
**Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.**



GROUND FLOOR  
465 sq.ft. (43.2 sq.m.) approx.



1ST FLOOR  
415 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA : 880 sq.ft. (81.7 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 CANOPY

**KITCHEN/BREAKFAST ROOM** 17' 5" x 13' 2"  
*narrowing to 9' in breakfast room (5.30m x 4.01m)*

**KITCHEN AREA** Comprehensively fitted with white door and drawer fronts with ceramic furniture and oak block effect working surfaces and upstand. Terracotta tiled floor, exposed beams, double aspect windows, enamel sink, chrome mixer tap, plumbing for washing machine and dishwasher, range cooker, five burner, oven beneath, extractor fan above, ceramic tiled splashbacks, window to rear, recessed low voltage lighting. Window access to:  
**BREAKFAST AREA** 2 built in storage cupboards, one of which houses the Worcester gas fired boiler, for heating and hot water. Exposed beams, terracotta tiled floor, staircase to first floor, double casement doors to courtyard garden. Door to:

**DINING ROOM** 11' 0" x 9' 1" (3.35m x 2.77m)

Window to side, Western aspect, radiator, decorative cover, exposed beams and brickwork, wide access to:

**LOUNGE** 16' 2" x 11' 4" (4.92m x 3.45m)

Feature living flame stove, log effect, raised hearth, wall light points, 2 windows to front, Southern aspect, exposed beams. radiator with decorative cover.

## ON THE FIRST FLOOR

### LANDING

Exposed beams, radiator, access to roof space.

**BEDROOM 1** 18' 6" MAX x 10' 8" (5.63m x 3.25m)

Beautifully beamed ceilings and walls, window to front, secondary double glazed, Southern aspect, radiator

**BEDROOM 2** 12' 7" x 7' 6" (3.83m x 2.28m)

Window overlooking rear garden, radiator, exposed wall beams.

**BEDROOM 3** 10' 6" x 7' 3" (3.20m x 2.21m)

Window to side, western aspect, beam above, wall light, radiator.

### BATHROOM

White traditional suite, panelled bath, with rainforest shower over, pedestal wash hand basin, low level wc, tiled splashbacks, heated towel rail, window to rear, oak flooring

## OUTSIDE

To the front of the property is a Privet hedge with paving beyond, picket fencings side pedestrian access. To the rear is a compact rear courtyard garden paved. At the front 50ft from the property is a triple parking bay measuring 31'6 x 24'7, this area is subject to a covenant precluding development.

### Directions

From our Bearsted office proceed in westerly direction into Ware Street, passing the railway station on the right hand side, continue to drive along Ware street the property can be found on the right hand side just past the turning to Sandy Mount as indicated by our signboard.



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