



**1 Smarts Cottage The Green  
Bearsted, Maidstone  
ME14 4EA**

**Offers in Excess of £495,000**



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The Green  
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Maidstone  
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## Description

Charming Victorian end of terrace with rear vehicular access and a garage, beautifully presented, bursting with character, offering surprisingly spacious accommodation, arranged on 3 floors, 1200 sq ft. Backing on to the Village Green allowing buyers to fully immerse themselves in Village life. Agents Note: It is considered that this property would achieve £1700 as a monthly rental.

## Location

Located this close to the Village Green is an idyllic existence, within walking distance of the local shops with fresh bread, cakes and pies. A selection of gastro pubs and restaurants and a traditional working mens club. A short step beyond The Green is the mainline railway station connected to London on the Victoria line. Educationally the area is well served with local Roseacre and Thurnham schools. 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

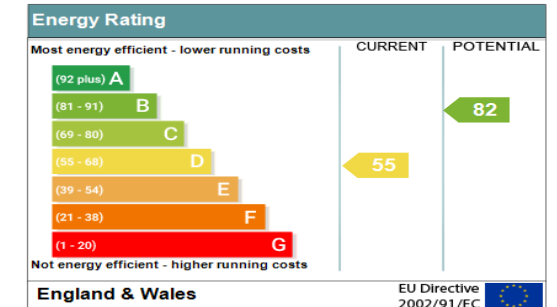
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## VIEWINGS STRICTLY BY APPOINTMENT

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

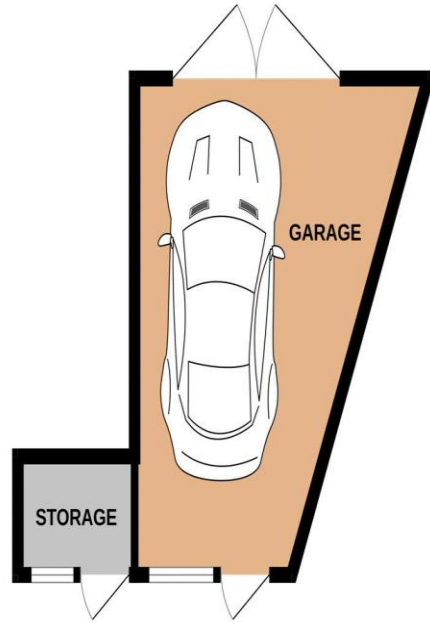
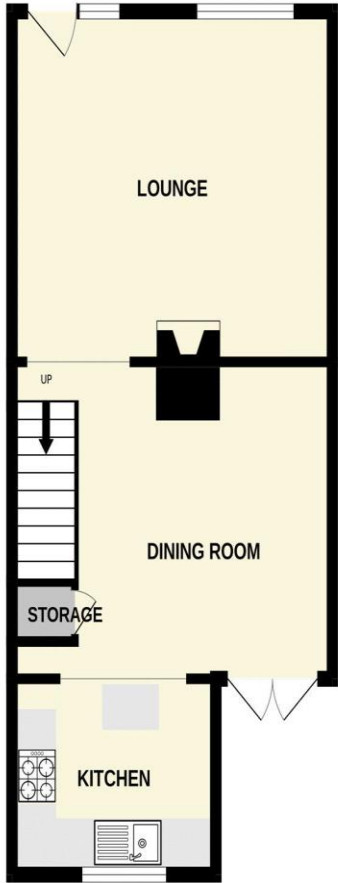


Address: 1 Smarts Cottages, The Green, Bearsted, MAIDSTONE, ME1...  
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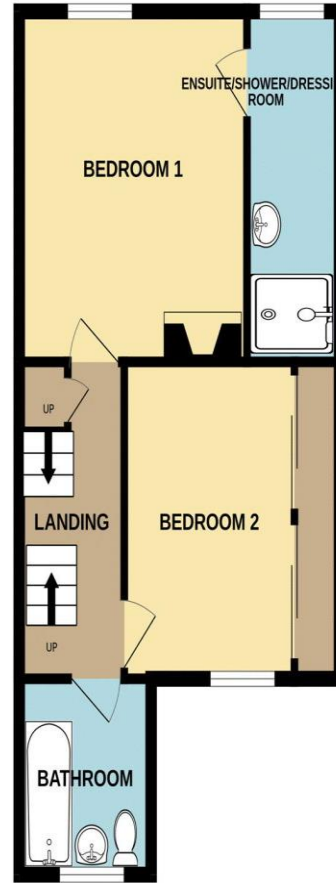




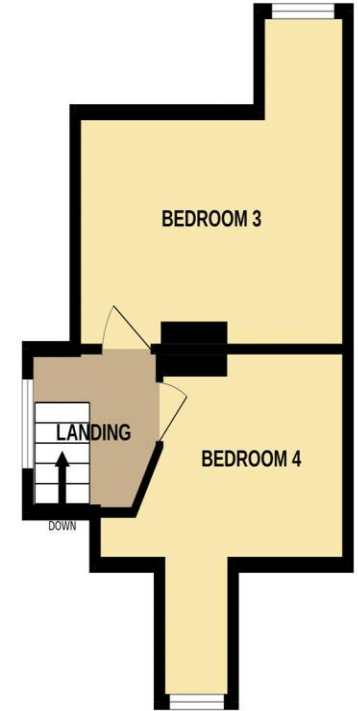
GROUND FLOOR  
710 sq.ft. (66.0 sq.m.) approx.



1ST FLOOR  
449 sq.ft. (41.7 sq.m.) approx.



2ND FLOOR  
278 sq.ft. (25.9 sq.m.) approx.



TOTAL FLOOR AREA : 1438 sq.ft. (133.6 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

Brick paviour entrance, outside light, composite front door with side panel, partly glazed.

### LOUNGE 13' 0" x 16' 6" (3.96m x 5.03m)

Oak flooring, wood burning stove (still under guarantee), metro tiled hearth with decorative border, solid oak mantel beam, spotlights, window to front with fitted French shutters, radiator with decorative cover.

### DINING ROOM 11' 9" x 16' 6" (3.58m x 5.03m)

Oak flooring, radiator with decorative cover, stairs to first floor, timber balustrade with newel post, under stairs built-in cupboard housing consumer unit, double casement doors to rear garden, southwestern aspect.

### KITCHEN 7' 3" x 10' 6" (2.21m x 3.20m)

Oak flooring, shaker style door and drawer fronts in sage green, complimentary island with cupboards and wine racks underneath, complimenting solid hardwood block working surfaces. Ceramic butler sink with stainless steel tap, partly tiled walls and splashbacks, gas fired cooker, 6 burner gas hob and extractor hood above. Gorenje Retro style freestanding fridge freezer, window overlooking rear garden.

## ON THE FIRST FLOOR

### LANDING

Timber balustrade with newel post, radiator with decorative cover, built-in cupboard housing Vaillant combination boiler.

### BEDROOM 1 13' 0" x 11' 6" (3.96m x 3.50m)

Decorative cast iron fireplace, radiator with decorative cover, window to front with fitted French shutters. Door to:

### EN-SUITE SHOWER / DRESSING ROOM 13' 0" x 4' 9" (3.96m x 1.45m)

Step in shower with rainforest shower head, marble effect aqua boarding, wash hand basin with cupboard underneath, vinyl wood effect flooring, pillared radiator with towel rail, window to front with fitted French shutters and spotlights.

### BEDROOM 2 11' 9" x 11' 0" (3.58m x 3.35m)

Mirrored wardrobes, radiator, window overlooking rear garden with fitted French shutters.

### BATHROOM 7' 3" x 6' 9" (2.21m x 2.06m)

White suite, panelled bath with shower over, rainforest shower head, stainless steel taps and hand held shower, partly tiled walls to dado height, fully tiled around bath, wash hand basin, WC, ceramic tiled floor, pillared radiator and towel rail, window to rear with fitted French shutters.

## ON THE SECOND FLOOR

Window to side above the staircase.

### BEDROOM 3 12' 6" max, narrowing to 8'9"x 14' 0" (3.81m x 4.26m)

Window to front with fitted French shutters, radiator, freestanding white wardrobe with drawer underneath, spotlights, restricted head height at the extremities.

### BEDROOM 4 13' 0" max, narrowing to 8' x 13' 0" (3.96m x 3.96m)

Window overlooking rear garden, built-in cupboard unit, radiator, spotlights, restricted head height at the extremities.

## OUTSIDE

The front garden is delightfully bounded by iron railings, Bay Tree, climbing Rose with pebbles. To the side of the property is a brick paviour access way to the Village Green. The rear garden is low maintenance with artificial grass and decked area perfect for alfresco dining, enjoying a southwestern aspect, outside light, outside tap, fully fenced boundary with pedestrian access to the side. Brick built store with window and light. Garage measuring 18'3 by 15'1" (narrowing to 7'), electric, light and power. Vehicular access to the garage from the rear.

## Directions

From our Bearsted office proceed in an easterly direction into The Green and the property will be found a short distance along on the right hand side just before the Oak on the Green public house as indicated by our sign board.



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