



**22 The Orchard  
Maidstone  
ME14 4QL  
OIEO £900,000**

22  
The Orchard  
Maidstone  
ME14 4QL



## Description

Rare opportunity to purchase this stunning home within a stones throw of the Village Green. Well decorated and presented, much loved and admired by the owners. Featuring light and airy well proportioned rooms. The Orchard is an exclusive cul-de-sac located in the heart of Bearsted village. The gardens of No. 22 are a joy, beautifully secluded and well stocked with shrubs, featuring a wonderful Alfresco dining area and adjacent outdoor kitchen, neatly laid lawns, manicured shrubs, trees and boundary hedges. Slate sun terrace and paths, all of which may be viewed from the conservatory whilst taking morning coffee! Properties rarely appear on the market in this highly prized cul-de-sac known for it's convenience to the village green and local amenities. The Chalet style nature of the design cleverly straddles the demand from both families and retiring couples who like to entertain and party!

## 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 a 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

## VIEWINGS STRICTLY BY APPOINTMENT

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





TOTAL FLOOR AREA : 2823 sq.ft. (262.3 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.  
 Made with Metropix ©2024



## ON THE GROUND FLOOR

**RECEPTION HALL** 18' 0" x 11' 4" (max) (5.48m x 3.45m)

Partly glazed entrance door, outside light, glazed side panel. Amtico bordered flooring, dado rail, thermostatic control for central heating, understairs storage cupboard, built-in linen cupboard, staircase to first floor with decorative balustrade and newel post.

### CLOAKROOM

White suite, low level wc, wash hand basin, radiator, window.

**LOUNGE** 20' 9" x 13' 0" (6.32m x 3.96m)

Fireplace with inset marble, raised hearth, living flame gas fire. Two double radiators, window to side, wall light points, dado rail, double casement doors to:

**CONSERVATORY** 14' 5" x 9' 8" (4.39m x 2.94m)

Wood laminate flooring, UPVC framed and double glazed with polycarbonate roofing, double casement doors, enjoying a delightful outlook over the rear garden.

**DINING ROOM** 12' 0" x 11' 0" (3.65m x 3.35m)

With double casement doors from the reception hall, lounge and double doors to the rear garden with glazed side panels. Double radiator. Wood laminate flooring, dado rail.

**KITCHEN** 17' 3" x 15' 0" (5.25m x 4.57m)

Comprehensively fitted with units having wood block working surfaces comprising one and a half bowl stainless steel sink, mixer tap, range of high and low

level cupboards, four burner induction hob with extractor hood above, eye level oven, grill and microwave, integrated dishwasher, laminate flooring, recess low voltage lighting, tiled splashbacks, recess low voltage lighting, two double radiators, two windows to front affording a southern aspect with fitted vertical blinds, dresser unit with glazed display cabinets, window overlooking rear garden, wine rack and deep pan drawers. Door to:

**UTILITY ROOM** 7' 10" x 5' 5" (2.39m x 1.65m)

Matching range of units with hardwood working surfaces and drainer, deep glazed Belfast sink with mixer tap, laminate flooring, tiled splashbacks, space for washing machine and tumble dryer, glazed door and window overlooking rear garden.

**GUEST BEDROOM (BEDROOM 2)** 14' 7" x 13' 5" (4.44m x 4.09m)

Range of built-in wardrobe cupboards half glazed, window to front with fitted blinds, southern aspect, radiator.

### EN-SUITE

White with chromium plated fittings, shower cubicle, wash hand basin, low level wc, chromium plated heated towel rail, ceramic tiled floor, fully tiled walls, window to side.

**BEDROOM 4** 14' 3" x 10' 8" (4.34m x 3.25m)

Range of built-in wardrobe cupboards, radiator, window to front, southern aspect, vertical blinds.

### SHOWER ROOM

White suite with chromium plated fittings, corner shower unit, wash hand basin with cupboard beneath, low level wc, ceramic tile floor, extractor

fan, chromium plated heated towel rail, fully tiled walls, recess low voltage lighting, window to side.

## ON THE FIRST FLOOR

**SPACIOUS LANDING** 16' 0" x 12' 0" (max) (4.87m x 3.65m)

Dormer window to side, radiator, dado rail, built-in storage cupboard, staircase with decorative balustrade and newel post.

**PRINCIPAL BEDROOM** 18' 7" x 16' 9" (max) (5.66m x 5.10m)

Range of built-in wardrobe cupboards, oriel bay window to front, southern aspect, further dormer window to side, eaves storage cupboard.

### EN-SUITE BATHROOM

White with chromium fittings, P-shaped bath with shower over, wash hand basin, cupboard beneath, low level wc, fully tiled walls with decorative border tile, ceramic tiled floor, Velux window.

**DRESSING ROOM** 6' 10" x 6' 0" (2.08m x 1.83m)

En-suite dressing room off of the principal bedroom, double built-in wardrobe cupboard, radiator, eaves storage cupboard.

**BEDROOM 3** 16' 10" x 11' 6" (5.13m x 3.50m)

Two double built-in wardrobe cupboards, window overlooking the rear garden, radiator.

**BEDROOM 5** 9' 6" x 9' 3" (2.89m x 2.82m)

Window to side, radiator.

### OUTSIDE

To the front of the property is an extensive brick



SALES OFFICES  
01622 671200



[sales@ferrisandco.net](mailto:sales@ferrisandco.net)  
[www.ferrisandco.net](http://www.ferrisandco.net)



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

