



60 Roseacre Lane  
Bearsted, Maidstone  
ME14 4JG  
Price £975,000

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## Description

Superb opportunity to purchase this unique family home set in a quarter of an acre plot, this charming detached Victorian Villa built in 1888 has an arts and craft or William Morris, feel about the design. To which has been added a substantial extension in total sympathy to the original building. The cavernous accommodation consumes large families, with space for everyone, with each room displaying its own character features, from stained leaded light panels to cast iron fireplaces, balustraded balcony and wooden modillion. There is a spacious reception hall, a lounge, sitting room, dining room, playroom and entertainment room (in the cellar)! Kitchen breakfast room, utility, and cloakroom. On the first floor a spacious landing, 5 bedrooms and 2 bathrooms. There is a double garage with parking for several vehicles. Mature and well-established gardens extend beyond the spacious patio, flanked by mature trees and shrubs.

## 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

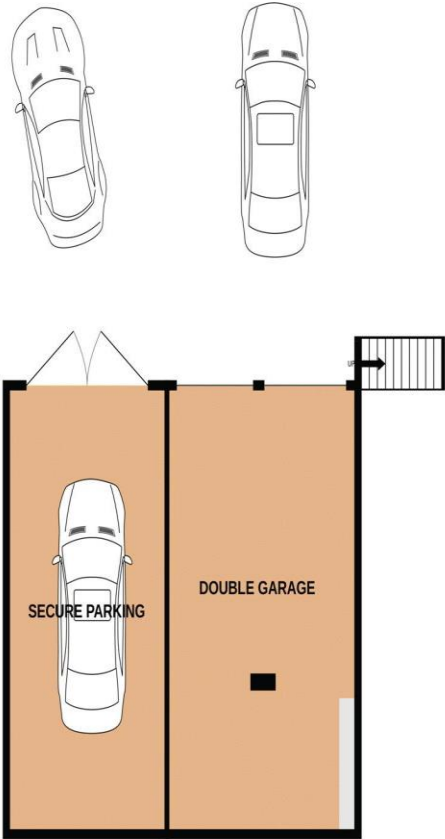
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## VIEWINGS STRICTLY BY APPOINTMENT

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



BASEMENT  
761 sq.ft. (70.7 sq.m.) approx.



CELLAR  
191 sq.ft. (17.8 sq.m.) approx.



GROUND FLOOR  
1211 sq.ft. (112.5 sq.m.) approx.



1ST FLOOR  
892 sq.ft. (82.9 sq.m.) approx.



TOTAL FLOOR AREA : 3055 sq.ft. (283.8 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 PORCH 7' 6" x 3' 0" (2.28m x 0.91m)

Approached by staircase with railings, glazed and triple aspect. Double doors to:

### ENTRANCE HALL 27' 4" x 5' 10" (8.32m x 1.78m)

The entrance doors are a stunning feature of the property with stained leaded light panels, dado rail, staircase to first floor with timber balustrade, two radiators, window to side, door and staircase to cellar.

### SITTING ROOM 14' 7" (nto Bay) x 12' 0" (4.44m x 3.65m)

A beautifully decorated room with a bespoke range of built-in storage cupboards, display shelving and window seating, open fire place with marble surround and hearth, double radiator, stripped pine flooring. Double casement doors to:

### LOUNGE 16' 10" x 13' 6" (5.13m x 4.11m)

Timber fire surround with barley twist fluted columns, marble surround and hearth, open grate, two radiators, dado rail, two windows to front affording a western aspect. Double doors to:

### DINING ROOM 16' 10" x 12' 4" (5.13m x 3.76m)

Double casement doors to garden and window, eastern aspect, two double radiators, dado rail. Double casement doors to:

### PLAYROOM 14' 3" x 11' 9" (4.34m x 3.58m)

Pine fire surround with cast iron register fireplace, quarry tiled hearth, fire side shelving, double doors reception hall, serving hatch, radiator.

### LOBBY 10' 0" x 6' 0" (3.05m x 1.83m)

Built-in cupboard housing gas fired boiler supplying central heating and hot water.

### CLOAKROOM

White suite, low level WC, hand basin, radiator, window to side.

### KITCHEN / BREAKFAST ROOM 14' 10" x 9' 0" (4.52m x 2.74m)

Fitted with units, shaker style with escutcheon fittings, granite effect working surfaces, one and a half bowl stainless steel sink with mixer tap, five burner gas hob with extractor hood above, eye level oven, plumbing for dishwasher, double aspect windows, tiled splashbacks, vinyl flooring, radiator.

### UTILITY 11' 6" x 7' 2" (3.50m x 2.18m)

Matching range of units, sink and drainer, space for washing machine and tumble dryer, double aspect windows, vinyl flooring, tiled splashbacks, radiator, door to garden.

## ON THE LOWER GROUND FLOOR

### CELLAR / ENTERTAINMENT ROOM 17' 6" x 11' 10" (5.33m x 3.60m)

Quarry tiled floor, two double radiators, recess low voltage lighting, sub floor window, built-in storage cupboards.

## ON THE FIRST FLOOR

### SPACIOUS LANDING 21' 6" x 8' 4" (6.55m x 2.54m)

Window to side.

### BEDROOM 1 16' 10" x 13' 2" (5.13m x 4.01m)

Two windows to front, stunning views, western aspect, two radiators, cast iron Victorian fireplace.

### EN-SUITE BATHROOM

White suite, panelled bath, side mixer tap, separate shower cubicle, wash hand basin, low level WC, heated towel rail, radiator, ceramic tiled floor, fully tiled walls, window to rear, low voltage lighting.

### BEDROOM 2 13' 0" x 11' 0" (3.96m x 3.35m)

Radiator, window to rear, eastern aspect overlooking garden.

### BEDROOM 3 12' 8" x 9' 6" (3.86m x 2.89m)

Cast iron Victoria fireplace, French windows onto balcony, western aspect and views, two double radiator.

### BEDROOM 4 11' 0" x 9' 9" (3.35m x 2.97m)

Double built-in storage cupboard, radiator, window to rear, eastern aspect.

### BEDROOM 5 8' 7" x 7' 10" (2.61m x 2.39m)

Window to front with great views, radiator, built-in storage cupboard.

### FAMILY BATHROOM 10' 10" x 6' 7" (3.30m x 2.01m)

White suite, panelled bath, separate shower over and screen, pedestal wash hand basin, low level WC, radiator, double aspect windows, tiled floor and walls, access to insulated roof space.

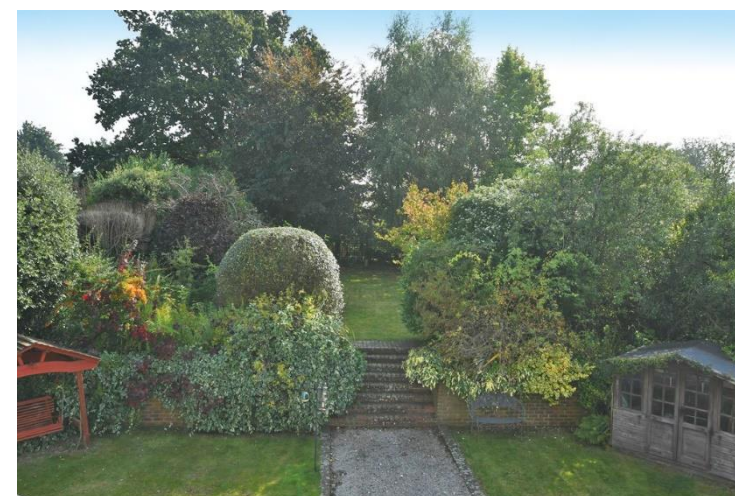
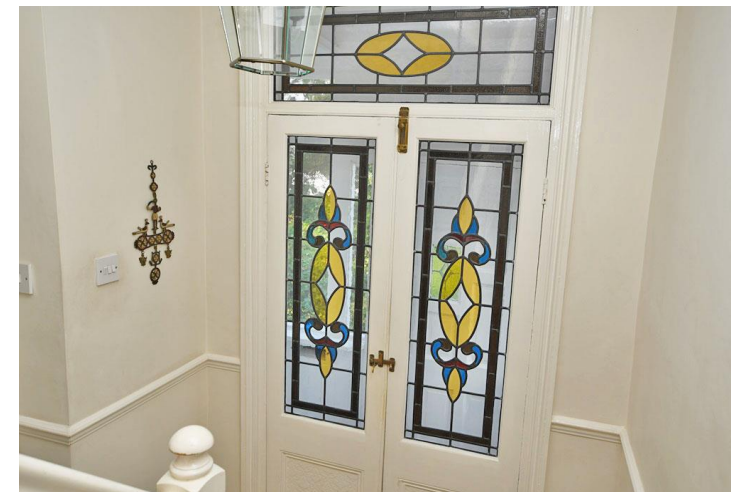


## OUTSIDE

The property stands amidst a well established 1/4 of an acre plot, rising to the rear. To the front there is an extensive gravel driveway with ragstone retaining walls, ample parking for several vehicles, leading to a most useful integral double garage and workshop measuring 26' by 15'7" with twin up and over entry doors, security alarm, light and power, work bench. To the side of the property are double gates with further secure parking, ideal for a motorhome! The gardens to the front are well stocked with shrubs, hedging and magnificent Scots Pine! The rear garden measures 125ft by 60ft with an extensive paved patio area adjacent to house, central pathway, with lawns to the side, flanked by hedges and shrubs providing total seclusion. Shallow steps lead to a further extensive lawned area with hedged boundaries, herbaceous borders, Magnolia, Beech and Silver Birch trees, beyond which is a trellis and fenced area with greenhouse, shed and space for vegetable patch.

## DIRECTIONS

From our Bearsted Office proceed in a westerly direction into Ware Street passing the railway station on the right hand side, taking the next turning on the left into Hog Hill, at the top of the road take the first exit at the roundabout turning first right into Roseacre Lane and the property will be found on the left hand side.





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