



2 Manor Court  
Bearsted, Maidstone  
ME14 4BZ

Guide Price £900,000 - £950,000



**2**  
**Manor Court**  
**Bearsted**  
**Maidstone**  
**ME14 4BZ**





Description

Stunning detached residence located in this prestigious private driveway in the heart of the village, convenient to all local amenities. Desirable east/west aspect with a secluded garden flanked by trees. The well proportioned rooms extends over 2 floors to 2500 square feet, many rooms feature double aspects, creating a light and airy interior. The elevations are particularly attractive with corbeled string course with tile hanging and rendered panels with exposed ornamental timbers, pillared porch, deep bay with leaded light fenestration all beneath a tiled roof with hipped gable and dormers. The property is highly recommended and offered with No Forward Chain.

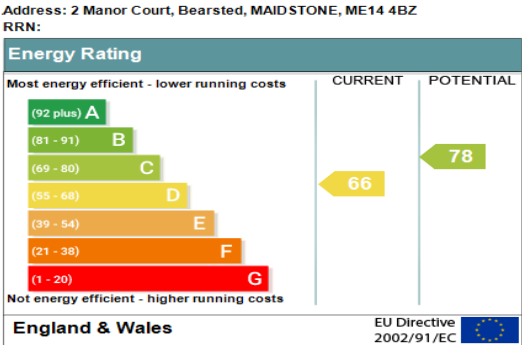
Location

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  
G

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  
1454 sq.ft. (135.1 sq.m.) approx.



1ST FLOOR  
1039 sq.ft. (96.5 sq.m.) approx.



TOTAL FLOOR AREA : 2493 sq.ft. (231.6 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 CANOPY 22' 0" x 7' 9" (6.70m x 2.36m)

Outside light, UPVC entrance door with glazed panel and side window.

### ENTRANCE HALL

Exceptionally spacious entrance hall with dado rail, radiator, walk in cupboard under the stairs with sensor light, staircase to first floor with timber balustrade with matching hand rail and newel post.

### CLOAKROOM

Low level WC, wash hand basin, window to front, tiled walls to dado height.

### LOUNGE 25' 0" max x 15' 4" (7.61m x 4.67m)

Generous lounge with square bay window to front, windows also to the rear and side, single casement door to rear garden opening directly onto a paved patio area, two wall light points, three radiators, reproduction hard wood Adam style fireplace with swags, fluted columns and mantel, granite hearth and insert with a fitted living flame gas fireplace.

### DINING ROOM 15' 9" x 11' 2" (4.80m x 3.40m)

Double door entrance, windows to the rear and sides, double radiator, dado rail.

### STUDY 13' 0" max x 11' 6" (3.96m x 3.50m)

Window to the front, radiator, two wall light points, double doors to:

### KITCHEN / BREAKFAST ROOM 17' 0" x 12' 7" Max (5.18m x 3.83m)

Limed oak kitchen with a comprehensive range of high and low level units with complimenting working surfaces, inset four burner gas hob and concealed extractor hood above with tiling. Integrated fridge, dishwasher, oven and grill. One and a half bowl sink with drainer and window overlooking the rear garden. Partly tiled walls, ornamental beamed ceiling in matching limed oak, Amtico flooring, radiator, window to side and door to:

### UTILITY ROOM 10' 0" x 7' 0" (3.05m x 2.13m)

Continuous Amtico flooring, stainless steel sink and drainer with cupboard and storage under, work surface and plumbing for washing machine. Wall mounted double cupboard, radiator, built-in cupboard with shelving and built-in cupboard housing boiler, UPVC door to the garden.

## ON THE FIRST FLOOR

### LANDING 21' 3" x 7' 8" (6.47m x 2.34m)

In keeping with the hallway, the landing is exceptionally spacious with light flooding in from the window above the stairs. Loft access, radiator, built-in cupboard with shelving, dado rail, built-in airing cupboard housing water cylinder.

### BEDROOM 1 15' 7" x 14' 2" (4.75m x 4.31m)

A very bright and airy room with three windows, one to the front and two to the side, a range of built-in furniture including a double wardrobe, chest of drawers and dressing table, two radiators, doors to the dressing room and ensuite shower room.

### DRESSING ROOM 7' 6" x 5' 4" (2.28m x 1.62m)

Radiator, window to rear, built-in sliding door wardrobes.

### EN-SUITE SHOWER ROOM 7' 10" x 7' 6" (2.39m x 2.28m)

Step in shower cubicle with glass shower screen and door, low level WC, wash hand basin with mixer tap and an extensive range of built-in storage underneath, above is a mirror with spotlights and two wall cupboards either side. Shaver point, extractor fan, tiled walls to dado height and around shower, window to rear, radiator.

### BEDROOM 2 15' 8" x 11' 3" (4.77m x 3.43m)

Window to front, two windows to the side, radiator.

### BEDROOM 3 15' 5" x 10' 3" (4.70m x 3.12m)

Range of built-in wardrobes, radiator, two windows to the front and rear.

### BEDROOM 4 13' 0" x 8' 9" (3.96m x 2.66m)

Window to the front, radiator. With some head height restrictions at the extremities.

### BATHROOM 9' 2" x 7' 5" (2.79m x 2.26m)

Step in shower cubicle with glass shower screen and door, panelled corner bath tub, low level WC with concealed cistern, wash hand basin with mixer tap with mirror and wall light above, tiled to dado height, extractor fan, radiator and window to side.



## OUTSIDE

The front of the property has two neatly laid to lawn areas stocked with mature trees and shrubs, brick paviour driveway with parking for two vehicles, electric up and over entrance doors to the double garage, rear pedestrian side access to the rear garden via a wrought iron gate. The rear garden wraps around the property, is beautifully secluded and faces west. It has two paved patio areas, a timber summerhouse with electricity, a formal lawned area with shallow steps and slope up to a raised area. Very well stocked with mature shrubs and trees providing all year round colour, a water feature, outside lighting and an outside tap.

## DOUBLE GARAGE 17' 4" x 19' 0" (5.28m x 5.79m)

Electric up and over entry door from the front and rear pedestrian door accessed via the garden, electric light and power, consumer unit, water softener and a pitched roof exposing beams.

## Directions

From our Bearsted office proceed in a southerly direction into Yeoman Lane, passing the Village Green on the left hand side. Take the third turning on the left into Manor Close and take the first left into Manor Court and the property is the second one on the left hand side.







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