



26 Barty Way
Thurnham, Maidstone
ME14 4GB

Offers in Excess of £775,000

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Description

Beautifully presented Exclusive Willow design Dandara property, built in 2021 located in this splendid position overlooking the green creating a unique and stunning situation. The accommodation comprises, study, separate lounge, cloakroom, utility room, fabulous open plan kitchen/dining room and sun room. Upstairs 4 double bedrooms, 2 ensuites, family bathroom. Fabulous landscaped gardens ideal for relaxation and entertaining friends and family. The property must be viewed to be appreciated.

Location

Located in the beautiful village of Bearsted, renowned for being one of the most popular village Greens in Kent and prides itself on the history and local events that are put on here regularly, these include, annual fayres, music shows, farmers markets, cricket matches and many other amazing events. There is an excellent selection of local pubs and restaurants close by and mainline railway station connected to London on the Victoria Line. Educationally the area is well served with the local Roseacre and Thurnham Schools being within a 1/4 mile being highly regarded and catering for infants and juniors. There are further amenities on the Ashford Road, in the village and these include a medical centre, chemist, post office, petrol station and supermarket. The village quite uniquely has 22 acres of amenity land known as The Woodlands Trust, there are excellent sporting facilities and clubs including tennis, bowls, football, cricket and golf, together with cubs and scouts, brownies and guides. Excellent leisure facilities pervade with a selection of gastro pubs and restaurants around the village green with further pubs throughout the village. Maidstone town centre is some two and half miles distant and offers a more comprehensive selection of amenities including a wider selection of schools for older children. Mote Park is within one mile and has 450 acres, boating lake, leisure centre and municipal swimming pool.

Council Tax Band

G

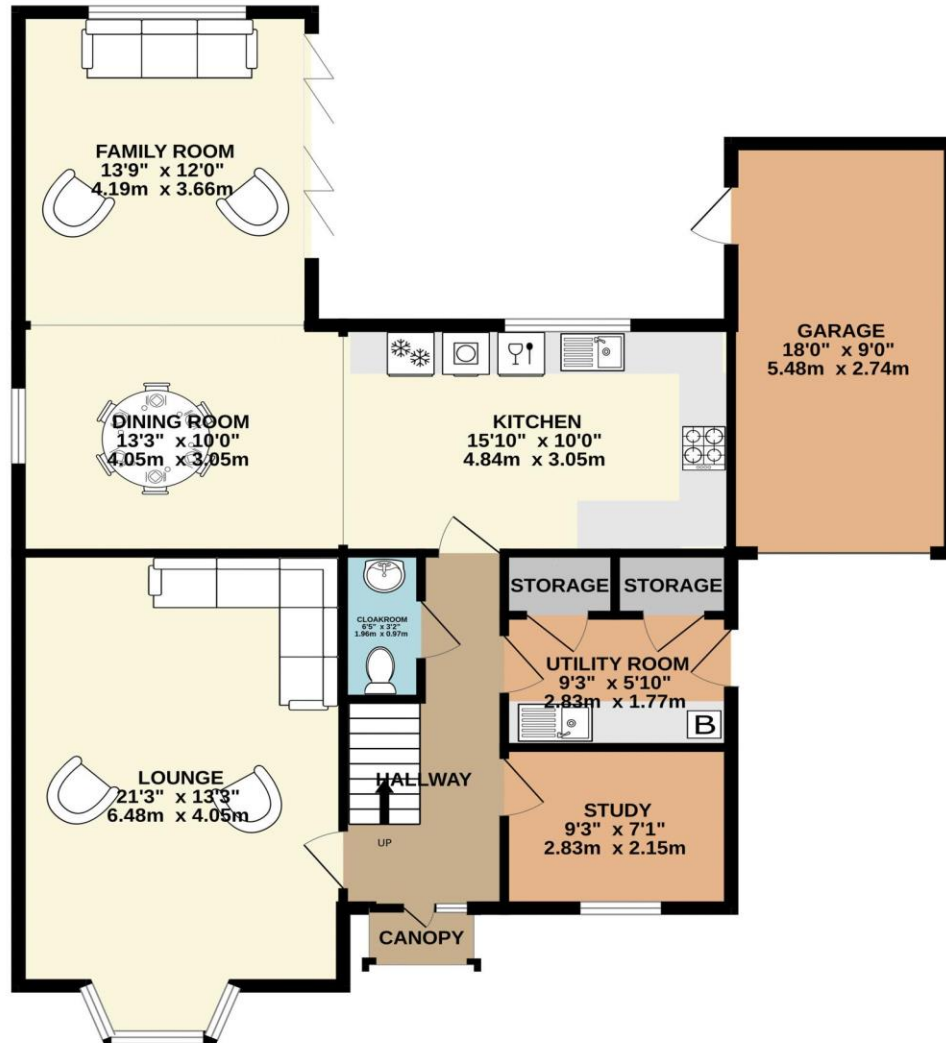
VIEWINGS STRICTLY BY APPOINTMENT

Agents Note: All Properties for sale have a property information questionnaire completed by

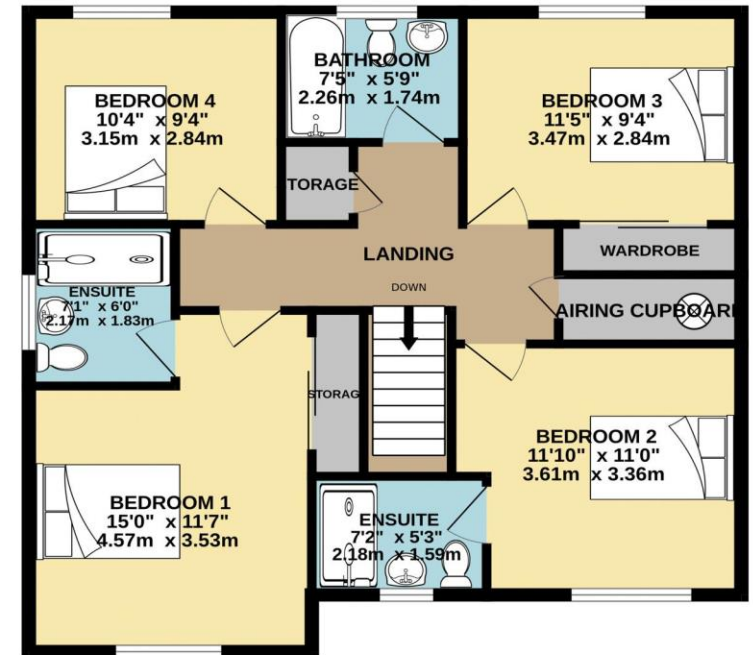


Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
1141 sq.ft. (106.0 sq.m.) approx.



1ST FLOOR
775 sq.ft. (72.0 sq.m.) approx.



TOTAL FLOOR AREA : 1916 sq.ft. (178.0 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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ENTRANCE HALL 15' 7" x 6' 0" (4.75m x 1.83m)

Composite door with glazed side panels, outside light, radiator, staircase to first floor, Amtico flooring throughout. Door to Study:

STUDY 9' 3" x 7' 1" (2.82m x 2.16m)

Radiator, window to front overlooking front and the green.

LOUNGE 21' 3" x 13' 3" (6.47m x 4.04m)

Bay window to front, stunning views over the green, window to side, radiator.

CLOAKROOM

Amtico flooring, white suite, low level WC, wash hand basin, downlighters.

KITCHEN/DINER & FAMILY SUN ROOM

KITCHEN 15' 10" x 10' 0" (4.82m x 3.05m)

Slate grey traditional door and drawer fronts with chrome fittings, granite style worktops with upstand, Amtico flooring throughout, Induction hob with extractor over, eye level double Neff oven, integral dishwasher, fridge/freezer, 1 and a half chrome sink with mixer tap, window over looking rear garden, south facing.

DINING AREA

Amtico flooring, radiator, window to side.

FAMILY AREA SUNROOM 12' 0" x 13' 9" (3.65m x 4.19m)

Amtico flooring, picture window over looking beautiful south facing rear garden, bi-fold doors to garden.

UTILITY ROOM 9' 3" x 5' 10" (2.82m x 1.78m)

Complementing grey traditional style units with granite style worksurfaces, stainless steel sink with mixer tap, space for washing machine and tumble dryer. boiler, radiator, 2 built in storage cupboards, downlighters, half glazed door to side.

ON THE FIRST FLOOR

LANDING

Access to roof space, 2 storage cupboards.

PRINCIPAL BEDROOM 15' 0" x 11' 7" (4.57m x 3.53m)

Fully fitted wardrobes, radiator, window to front overlooking green, door to:

ENSUITE

Fully tiled marble effect tiles, double width shower cubicle with chrome electric shower. Low level WC, wash hand basin, tiled flooring, heated chrome towel rail, window to side.

BEDROOM 2 11' 10" x 11' 0" (3.60m x 3.35m)

Fully fitted wardrobes, window to front, radiator, door to:

ENSUITE

Window to front, double walk in shower cubicle with chrome fittings, tiled flooring, wash hand basin, low level WC, chrome heated towel rail, downlighters.

BEDROOM 3 11' 5" x 9' 4" (3.48m x 2.84m)

Fitted wardrobes, window to rear, radiator.

BEDROOM 4 10' 4" x 9' 4" (3.15m x 2.84m)

Window to side, radiator.

OUTSIDE

The front of the property is approached by a pathway leading to front door, canopy over, outside light, driveway for parking leading to garage (18 x 9) up and over door and light and power, gate for side pedestrian access. The rear garden is a particular delight perfect for entertaining and socialising. Patio adjacent to the property. Railway sleeper raised beds with beautiful established shrubs and flowers, lawned area, fully fences, stunning pergola area with decked seating area proving shade in the summer and perfect for outside dining.

Directions

From our Bearsted office proceed in an easterly direction into The Street passing The Oak on The Green. A continuation of which is Roundwell, turn left into Barty Way, go passed Barty House and follow the road along, taking the turning on the right into Barty Way and the property is on the corner of Barty Way and Thomas Allen Way.



SALES OFFICES
01622 671200



sales@ferrisandco.net
www.ferrisandco.net



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

