



25 Cross Keys
Bearsted, Maidstone
ME14 4HU
OIEO £500,000

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Description

Fabulous Semi-detached family house arranged on 2 floors extending to 1500 square feet. Featuring a full width kitchen/family room extension and a principal bedroom and ensuite above. Set in a large plot 90' rear garden, non-state position in the heart of the village, close to the green and the church and just a short walk from the Woodland Trust. The accommodation allows for large family get togethers and separate living rooms. An internal inspection is a must to appreciate the space. The gardens feature an extensive sun terrace and outside bar area ideal for outside entertaining and dining, and two large sheds.

Location

Delightfully presented semi-detached property located in this well established and sought after residential position overlooking meadow land within a quarter of a mile of the village green. With it's selection of gastro pubs and restaurants, library and mainline railway station connected to London on the Victoria Line. Within walking distance of the Woodlands Trust with it's 26 acres of amenity land forming a wonderful asset for there are wider selection of amenities on the Ashford road together post office, doctors surgery, chemist and Tesco's express. Educationally the village is well served with a selection of infant and junior schools and regular bus services into the County for secondary education and colleges. Maidstone has excellent facilities including shops at the Mall and Fremlins, two museums, theatre, County library, multi-screen cinema and three further railway stations connected to London, together Mote Park with it's 450 acres, boating, leisure centre and municipal swimming pool. The M20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and the Channel Ports.

Council Tax Band

C

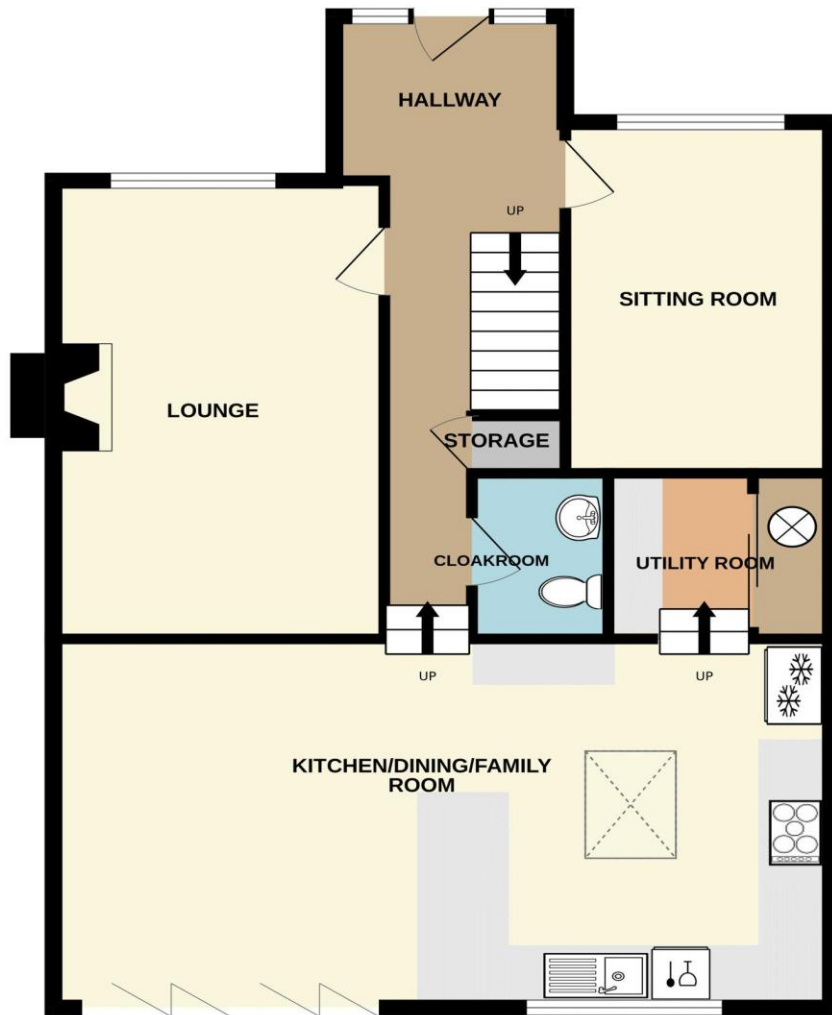
VIEWINGS STRICTLY BY APPOINTMENT

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

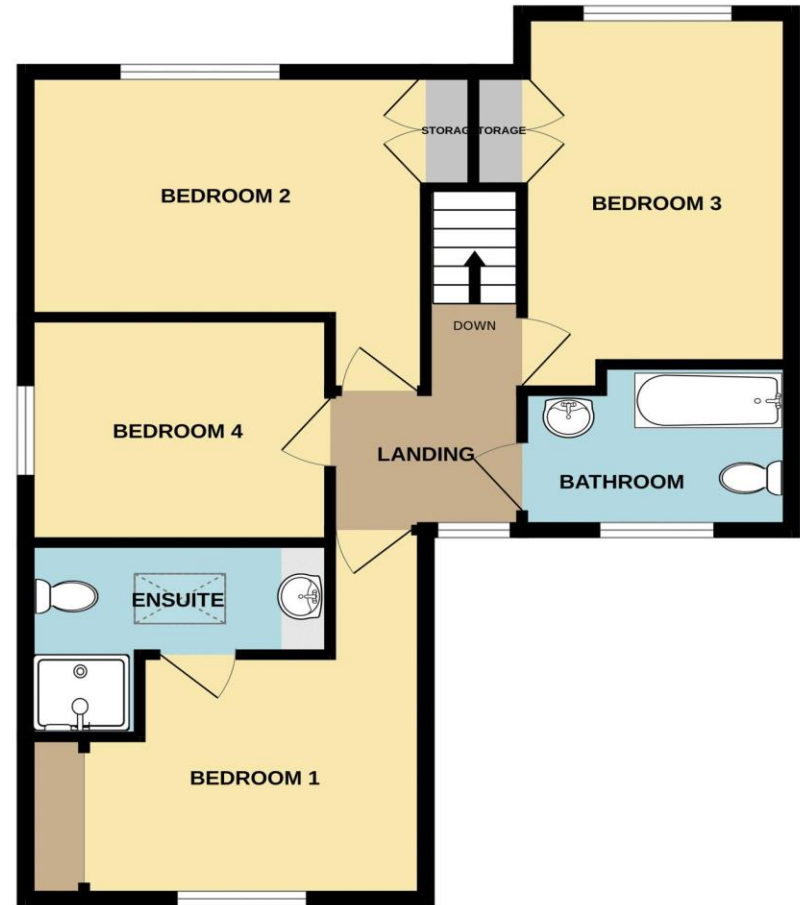


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
849 sq.ft. (78.9 sq.m.) approx.



1ST FLOOR
632 sq.ft. (58.7 sq.m.) approx.



TOTAL FLOOR AREA : 1481 sq.ft. (137.6 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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ENTRANCE

Decorative half glazed composite door with side panels. Laminate flooring, stairs to first floor, understairs storage cupboard, radiator. Door to Bed:

SITTING ROOM/STUDY 8' 10" x 13' 0" (2.69m x 3.96m)

Laminate flooring, window to front, radiator.

LOUNGE 11' 0" x 17' 0" (3.35m x 5.18m)

Oak feature fireplace with wrought iron open fire, tiled hearth, laminate flooring, radiator, window to front.

CLOAKROOM

Laminate flooring, pedestal wash hand basin, low level WC, extractor, chrome heated towel rail.

KITCHEN/DINER 25' 9" x 13' 8" (7.84m x 4.16m)

Modern traditional style cream coloured door and draw fronts with both decorative handles and escutcheon handles, wood block style breakfast bar with pendant lights above, black enamel sink with chrome mixer tap, large wall in larder unit, range cooker with 5 gas rings, extractor above, american fridge/freezer, metro tiling, window to rear overlooking garden, velux skylight window, modern bi-fold doors, solid flooring, space for dishwasher, steps leading up to:

UTILITY AREA

Additional complementing units and worktops, 2 storage cupboards housing hot water cylinder and boiler.

ON THE FIRST FLOOR

LANDING

Access to roof space.

BEDROOM 1 11' 4" x 13' 8" (3.45m x 4.16m)

Built in storage area, window to rear overlooking garden, radiator, door to:

ENSUITE

White suite, low level WC, wash hand basin with cupboard beneath, heated chrome towel rail, tiled floor, velux roof light.

BEDROOM 2 13' 3" x 11' 10" (4.04m x 3.60m)

Built in storage cupboard, window to front, radiator.

BEDROOM 3 14' 0" x 8' 11" (4.26m x 2.72m)

Built in storage cupboard, window to front, radiator.

BEDROOM 4 10' 1" x 8' 4" (3.07m x 2.54m)

Window to side, radiator.

FAMILY BATHROOM

White suite, low level WC, panelled bath with glass screen, shower over, metro tiling, heated chrome towel rail, vinyl flooring, window to rear.

OUTSIDE

The front of the property as a walled boundary, with path leading to steps up to entrance door, outside light, lawned area with established shrubs and flowers, side pedestrian access. The 90ft rear garden is a particular delight, patio area adjacent to the property, side pedestrian access, outside bar area with light and power perfect for entertaining, steps down to decked area with covered pergola, established plants, honeysuckle, Yucca, lilac and bamboo, raised beds with shrubs and additional

plants, lawned area with decorative panels, 2 sheds with light and power.

Directions

From our Bearsted Office proceed along The Street, in an easterly direction passing the village green on right hand side, continue along turning right into Cross Keys take the first turning on the right and follow the road around, the property can be located on the right hand side.



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