



2 Baron Close
Bearsted, Maidstone
ME14 4PZ

Guide Price £575,000 to £600,000

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Description

Modern 4 bedroom family home in the desirable village of Bearsted, this beautifully presented 4 bedroomed modern and contemporary home, built by Barratt Homes, offers stylish living just a short walk from the green and mainline train station. Designed for modern family life, the property boasts a spacious open-plan kitchen and dining area, ideal for entertaining, along with a practical utility room and versatile gym/playroom/bedroom 5. Four good size bedrooms provide ample space for growing families or those needing a home office. Located within catchment area for highly regarded Ofsted-rated schools and surrounded by local walks, fabulous pubs and eateries, this property is highly recommended for a viewing.

Location

Occupying a cul-de-sac position conveniently placed within 1/2 mile of the village green with it's gastro pubs and restaurants, local shop and a mainline railway station connected to London. The village boasts a further selection of shops on the Ashford Road, together with medical practice, chemist and post office. To the east of the village is the Woodlands Trust with it's 25 acres of amenity land for all to enjoy. In the village there is football, golf, cricket, bowls and tennis clubs together with brownies and guides and cubs and scouts. Educationally the area is well served with the local Roseacre and Thurnham Schools catering for infants and juniors. Maidstone town centre is some three miles distant and offers a more comprehensive selection of amenities and a wider selection of schools and colleges for older children. 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

E

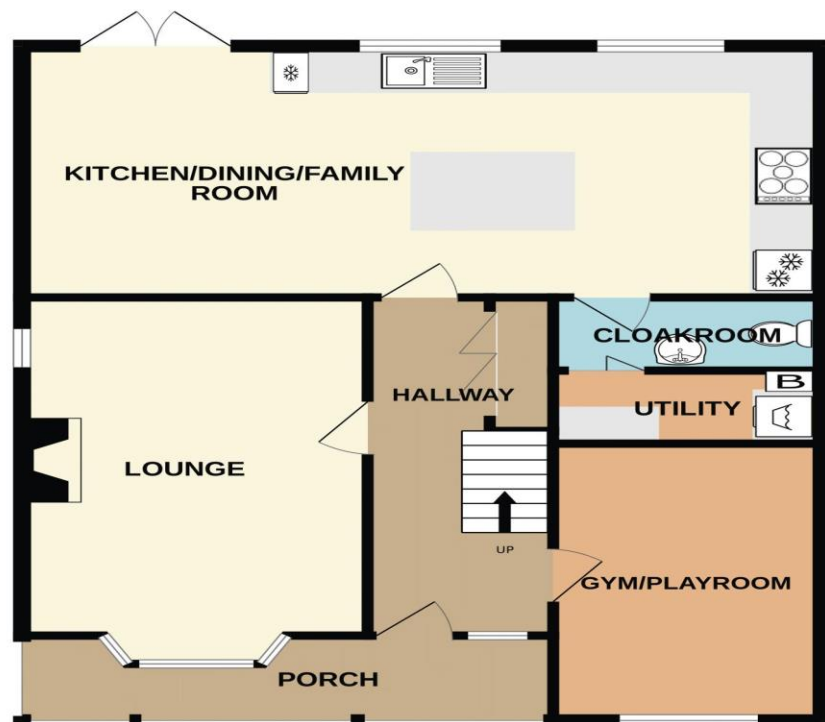
VIEWINGS STRICTLY BY APPOINTMENT

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

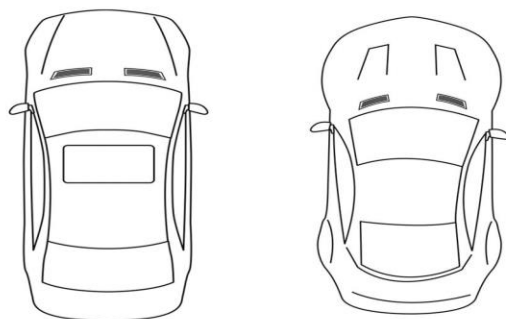
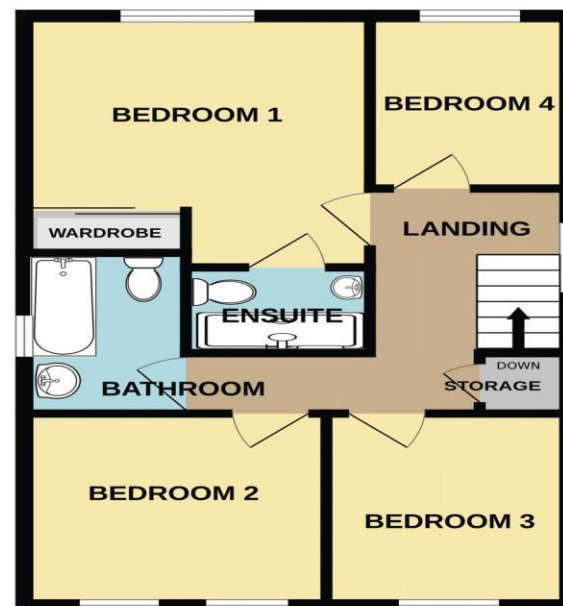


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
831 sq.ft. (77.2 sq.m.) approx.



1ST FLOOR
498 sq.ft. (46.3 sq.m.) approx.



TOTAL FLOOR AREA : 1330 sq.ft. (123.5 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

CANOPIED ENTRANCE PORCH

Pillared entrance porch with lighting and UPVC fascia.

ENTRANCE HALLWAY

Composite entrance door with glazed panel. Engineered oak wood flooring, radiator. Built in coat/jacket and shoe storage installed under the stairs. Stairs to first floor. Underfloor heating, door to:

LOUNGE 11' 4" x 17' 4" (3.45m x 5.28m)

Oak door, feature fireplace with panelled wall feature, bressummer beam, electric log burner, tiled hearth, bay window to front, engineered oak effect parquet flooring, pillared radiator, window to side.

GYM/PLAYROOM/BEDROOM 5 13' 1" x 8' 10" (3.98m x 2.69m)

Underfloor heating, window to front, oak door, downlighters.

KITCHEN/DINER 26' 3" x 11' 11" (7.99m x 3.63m)

Range of modern Navy door and drawer fronts with chrome handles, quartz worktops and upstand, Smeg 6 burner range cooker with splash back, extractor over, electric fan oven, butler sink with chrome mixer tap, two radiators, complementing island unit with built in storage beneath. Integrated dishwasher, fridge/freezer, wine cooler, two windows overlooking rear garden, double casement doors to rear garden, downlighters.

CLOAKROOM

Fully tiled walls, white low level WC, wash hand basin with mixer tap, access to roof space.

UTILITY ROOM

Built in contemporary units with chrome handles, granite work tops, integrated washer/dryer, boiler providing central heating and domestic water throughout, downlighters.

ON THE FIRST FLOOR

PRINCIPAL BEDROOM 11' 4" x 11' 11" (3.45m x 3.63m)

Fitted wardrobes, pillared radiator, window to rear.

LANDING

Wooden Balustrade, window to side, access to roof space, airing cupboard.

ENSUITE 6' 0" x 4' 1" (1.83m x 1.24m)

Fully tiled walls, full width walk in shower with glass screen, electric shower with rainforest attachment, white wash hand basin with chrome taps, low level WC, built in mirrored unit, downlighters, extractor.

BEDROOM 2 9' 11" x 9' 1" (3.02m x 2.77m)

Oak flooring, 2 windows to front, pillared radiator.

BEDROOM 3 9' 1" x 7' 11" (2.77m x 2.41m)

Window to front, pillared radiator.

BEDROOM 4 8' 2" x 6' 6" (2.49m x 1.98m)

Decorative panelled walls, pillared radiator, oak flooring, window to rear.

FAMILY BATHROOM

Tiled floor, white suite with panelled bath with shower over, electric fittings with rainforest attachment, glass shower screen, wash hand basin with cupboard beneath, chrome taps, window to front, half tiled walls.

OUTSIDE

To the front the property provides parking for several vehicles, small lawned area with borders, side pedestrian access, power point. The rear garden is fully fenced, patio adjacent to the property with pathway leading to decked area perfect for entertaining, shrub borders and established trees, outside tap, garden shed.

Directions

From our Bearsted Office proceed in a westerly direction into Ware Street, passing the railway station on the right hand side, passing under the railway bridge and the Bell Public House. Taking the next turning on the left into Averches Road, second right into Fitzwilliam Road and Baron Close will be found first turning on the left.



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