



9 Gault Close
Bearsted, Maidstone
ME15 8PG

Offers in Excess of £485,000

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Maidstone
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Description

A well-presented three-bedroom detached property built in 1979, situated in sought-after Bearsted, tucked away within a private cul-de-sac and enjoying attractive views overlooking the River Len. The property is ideally located close to the popular Mallards Park, perfect for country walks and outdoor living.

The accommodation offers excellent potential to extend, subject to the necessary planning permission. Internally, the home features a lounge/diner and a beautiful conservatory with underfloor heating, which overlooks the stunning rear garden—ideal for both relaxing and entertaining. A downstairs cloakroom completes the ground floor.

Upstairs, there are three well-proportioned bedrooms, served by a modern family bathroom. Externally, the property benefits from off-road parking for two cars.

Viewing is highly recommended to fully appreciate the location, setting, and potential of this lovely home.

Location

Bearsted offers an excellent selection of local amenities including shops on the Ashford Road and around the Village Green, medical centre, chemist and post office, mainline railway station connected to London, library and 24 acres of amenity land known as the Woodlands Trust for all to use. There are excellent sporting facilities and clubs including Tennis, Bowls, Football, Cricket and Golf together with Brownies and Guides, Cubs and Scouts. Educationally the area is well served with the local Madginford School, catering for infants and juniors. Maidstone town centre is a short bus ride away and has a wider selection of schools and colleges for older children, together with excellent shopping facilities at The Mall and Fremlins Walk, two museums, theatre, County library and a multi-screen cinema. Mote Park is 3/4 mile distant and has 450 acres, boating lake, leisure centre and municipal swimming pool. The M20/A20/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.

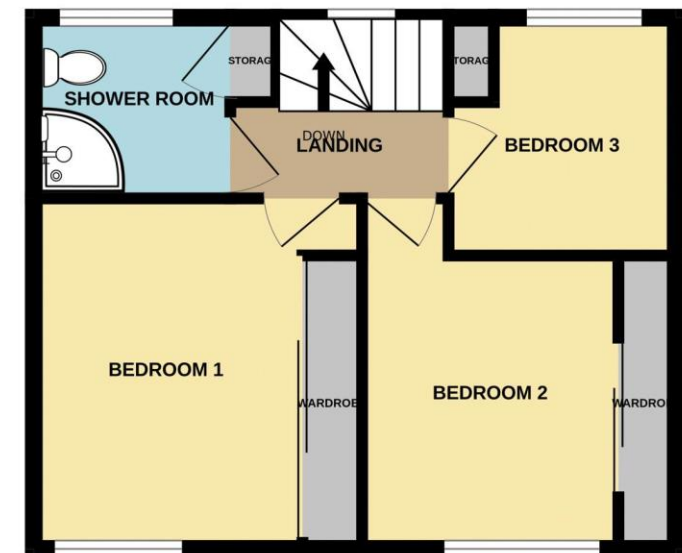


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
804 sq.ft. (74.7 sq.m.) approx.



1ST FLOOR
377 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA : 1181 sq.ft. (109.7 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

Composite entrance door with chrome door furniture, outside lights.

ENTRANCE HALL

Fully tiled sparkle quartz flooring, display niche, stairs to first floor with detailed cast iron balustrade, radiator with decorative cover, door to:

CLOAKROOM 4' 8" x 3' 3" (1.42m x 0.99m)

Tiled floor, wash hand basin with cupboards beneath, low level WC with cupboards, fully tiled walls with border tile, heated towel rail, leaded light window to front, recessed low voltage lighting.

KITCHEN 11' 4" x 7' 11" (3.45m x 2.41m)

A range of high and low level cupboards with high gloss door and drawer fronts, quartz working surfaces and splashback, four ring induction hob with glass splashback and extractor fan above, eye level electric oven and grill, integrated microwave, fridge/freezer, space for washing machine, one and half bowl enamel sink with mixer tap, low voltage recessed lighting, UPVC single casement door to side, window to front and tiled flooring.

LOUNGE 11' 0" x 10' 9" (3.35m x 3.27m)

Glazed door through to lounge, feature fireplace with wooden surround, marble feature, electric fire, brick hearth, double sliding UPVC doors overlooking garden, low voltage recessed lighting, dado rail, radiator with decorative cover.

DINING AREA 11' 11" x 9' 4" (3.63m x 2.84m)

Dado rail, single casement door with glazed side panel to:

CONSERVATORY 14' 1" x 10' 9" (4.29m x 3.27m)

UPVC conservatory with double doors out to garden, tiled floor with underfloor heating, pillared radiator.

ON THE FIRST FLOOR

LANDING

BEDROOM 1 11' 8" x 10' 2" (3.55m x 3.10m)

Large picture window with sliding opening, iron Juliet balcony feature, over looking the south facing garden with views of the River Len, fitted wardrobes with sliding mirrored doors, low voltage recessed lighting, ceiling fan.

BEDROOM 2 10' 8" x 9' 6" (3.25m x 2.89m)

Access to roof space, window to rear overlooking south facing garden with fitted blinds and woodland views, fitted wardrobes with mirrored sliding doors, radiator.

BEDROOM 3 8' 2" x 7' 6" (2.49m x 2.28m)

Leaded window to front with blinds, radiator.

SHOWER ROOM

Fully tiled flooring and tiled walls with decorative border tile, glass corner shower unit with electric shower, low level WC, wash hand basin with cupboards beneath, window to front, heated towel rail, wall lights and low voltage recessed lighting.

OUTSIDE

The rear garden is a generous south facing plot featuring a paved patio with gated access to the River Len. A large patio area sits adjacent to the house, complemented by decorative pillared walls overlooking the garden and attractive slated borders. There is also a substantial decked area, ideal for entertaining. The property benefits from side pedestrian access with a gate leading to the front, and is perfectly positioned close to Mallards Park, with nearby countryside walks readily accessible. Fully fenced boundary, well stocked with shrubs and lawned areas.

The front garden benefits from a block paved driveway with parking for two cars, up and over electric door leading to garage with electricity and power. The garage has an extension to the rear which is currently being used for storage but would work well as a utility area and houses Ideal boiler providing central heating and domestic hot water throughout.

Directions

From our Bearsted Office proceed in a southerly direction into Yeoman Lane, passing the Village Green on the left hand side. At the junction with Ashford Road, turn right heading towards Maidstone, taking the second turning on the left into Spot Lane continue through the traffic calming measures taking the second turning on the right into Greensands Road at the end of the road turn left into Ragstone Road, a continuation of which is Gault Close and the property will be found at the end of the cul de sac.



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