



8 Mallings Drive  
Bearsted, Maidstone  
ME14 4HB

Guide Price £675,000 to £700,000



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## Description

Exceptionally spacious family home, located in this well established non estate position within 1/4 mile of the village green. Set amidst a large well established plot extending 100ft at the rear with summer house. Presented in stunning order throughout, arranged over 3 floors with room for all the family, just under 2500 square feet in total. The accommodation features a spectacular open plan kitchen/dining family room with integrated appliances and underfloor heating, access to a large decked terrace ideal for summer family parties. There is a well proportioned lounge, refitted cloakroom, utility room, study and even a gym. On the first floor there is a spacious landing, 4 double bedrooms, the principal bedroom has a new ensuite, air conditioning, and a newly fitted family bathroom. To the front of the property there is a driveway with parking for 2 vehicles.

## Location

To the south of the property is The Woodlands Trust with 26 acres of amenity land and Village Green is within a 1/4 of a mile, which typifies the Kentish scene with cricket square, oast houses, gastro pubs and restaurants. There are shops which provide for everyday needs, a library and a mainline railway station connected to London on the Victoria line. There is a further selection of local shops on the Ashford Road, some 1/2 a mile distant with medical centre, chemist and post office. The Village also boasts a wide selection of sporting facilities and clubs including tennis, bowls, football, cricket, golf, brownies, guides, cubs and scouts. Educationally the area is well served with the local Roseacre and Thurnham school, Leigh Academy Bearsted, which is rated outstanding by Ofsted (catering for infants and juniors). Maidstone town centre is some 2 1/2 miles distant and offers a wider selection of amenities consistent with its county town status including a selection of schools and colleges for older children in and around the town centre. The M20/A20/M2/M25 and M26 motorways are also close by, offering direct vehicular access to both London and The Channel Ports.

## Council Tax Band

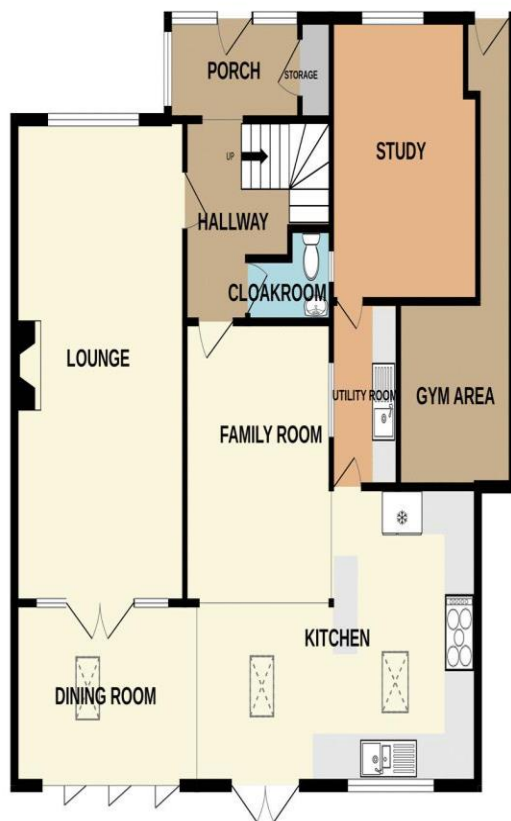
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## VIEWINGS STRICTLY BY APPOINTMENT

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



GROUND FLOOR  
1352 sq.ft. (125.6 sq.m.) approx.



1ST FLOOR  
697 sq.ft. (64.7 sq.m.) approx.



2ND FLOOR  
276 sq.ft. (25.6 sq.m.) approx.



TOTAL FLOOR AREA : 2324 sq.ft. (215.9 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 HALL 15' 4" x 10' 0" (4.67m x 3.05m)

Partly glazed composite entrance door with glazed side panels, built-in storage cupboard, staircase to first floor with timber newel post and balustrade, vertical radiator and 'New England' oak effect herringbone flooring by Invictus.

### CLOAKROOM

White contemporary suite with 'New England' oak effect herringbone flooring by Invictus, corner hand wash basin with mixer tap and storage cupboard underneath, chrome fittings, low level WC, metro tiling to half height, chromium plated heated towel rail.

### LOUNGE 22' 1" x 12' 10" (6.73m x 3.91m)

Picture window to front with fitted blinds, radiator with decorative cover, recessed low voltage lighting, two further radiators, feature fireplace Victorian style with an open grate and slate hearth. Double casement doors and windows to dining room.

### OPEN PLAN KITCHEN/DINING/FAMILY ROOM 33' 7" x 22' 0" max (10.23m x 6.70m)

Continuous 'New England' oak effect herringbone flooring by Invictus. with underfloor heating and three Velux windows bathing the room in light.

### KITCHEN

Beautifully fitted with a bespoke range of dove grey high gloss door and drawer fronts delightfully accompanied by granite work tops and upstand, matching island breakfast bar with integrated wine cooler, glass splashbacks with concealed lighting

and LED lighting in the skirting. Space for American fridge freezer, range cooker. One and a half bowl stainless steel sink with mixer tap, window and double casement doors overlooking decked area.

### DINING ROOM

With bi-folding doors leading to an extensively decked area with access to the rear garden.

### FAMILY ROOM

Recessed low voltage lighting, radiator with decorative cover.

### UTILITY ROOM 8' 3" x 5' 0" (2.51m x 1.52m)

Matching range of units, space for washing machine and tumble dryer, door to:

### STUDY 12' 0" x 10' 0" (3.65m x 3.05m)

Picture window to front affording a western aspect, blinds, double radiator, recessed low voltage lighting.

### GYM 8' 6" x 8' 3" (2.59m x 2.51m)

With separate access both front and rear, electric, light and power.

## ON THE FIRST FLOOR

### SPACIOUS LANDING

With timber balustrade window to front affording a western aspect, fitted blinds, radiator, staircase and timber balustrade to second floor, built-in linen cupboard with lagged cylinder.

### PRINCIPAL BEDROOM 13' 6" x 9' 10" (4.11m x 2.99m)

An impressive 13 ft vaulted ceiling, air conditioning, Velux windows, window to front bathing the room in natural light, double radiator and a contemporary range of built-in wardrobe cupboards. Door to:

### ENSUITE SHOWER ROOM 8' 10" x 5' 0" (2.69m x 1.52m)

Delightfully fitted with a contemporary range of units, with chrome fittings, slate finish aqua boarding, and integrated storage drawer and cupboards, twin wash hand basins, low level WC, twin shower cubicle with hand shower and rainforest shower head, integrated mirror with light sensitive control and slate effect flooring.

### BEDROOM 2 12' 4" x 12' 0" (3.76m x 3.65m)

Window to front, western aspect, radiator.

### BEDROOM 3 13' 3" x 9' 8" (4.04m x 2.94m)

Window overlooking rear garden, eastern aspect, cupboard housing wash hand basin, radiator.

### FAMILY BATHROOM 8' 0" x 5' 0" (2.44m x 1.52m)

Beautifully fitted contemporary suite in white with chrome fittings, with charcoal grey cabinets and complimenting dove grey aqua boarding, slate effect flooring, P-shaped bath with mixer tap, hand shower and rainforest shower head over, generous wash hand basin and mixer spout, range of built-in cupboards and drawers, with integrated touch sensitive mirror, extractor fan, chromium plated heated towel rail.





## ON THE SECOND FLOOR

**BEDROOM 4** 15' 8" x 11' 10" max with some head height restriction at the extremities (4.77m x 3.60m)

Four Velux windows with east and west outlooks, air conditioning unit, recessed low voltage lighting, walk-in attic store housing Vaillant gas fired boiler.

## OUTSIDE

To the front of the property is an extensive brick paved driveway in grey with ample parking for 2 vehicles, boundary wall, lawned area and shrubs, outside lighting. Separate access to the rear garden may be gained by a side passage. The rear garden extends to 100 ft with an eastern aspect is a particular feature of the property with an extensive decked area adjacent to the house, ideal for summer barbeques, featuring a pillared and shingle tiled pergola, 6 seater hot tub with a decked surround, shallow steps and timber balustrading provide access to formal lawns with well stocked border, hedged and fenced boundaries. Timber garden shed at the rear with a lovely timber summer house with decked surround measuring 15'7 x 12'6 with electric, light and power, double doors and windows.

## Directions

From our Bearsted office proceed in an easterly direction into The Green passing The Village Green on the right hand side continuing along past The Oak on The Green restaurant, taking the next turning on the left into Mallings Lane. Take the first turning on the right into Mallings Drive, follow the road down the hill and as the road bears left the house will be found on the right hand side.





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