



Ivy House
The Green | Bearsted | Maidstone | Kent | ME14 4DN

FINE & COUNTRY

Seller Insight



"We fell in love with the village when we first drove down Yeoman Lane onto the green," say the current owners of Ivy House. "There is a fantastic view across The Green to Ivy House with the North Downs in the background. We are so lucky to have this amazing vista on our doorstep. Some people call our home 'The Doll's House' due to its perfect proportions and symmetry. It is a fine example of a 16th century timber house, clad at the front with mathematical tiles. It is hard not to fall in love with its character and charm, both inside and out."

"We feel very fortunate to be guardians of such a special historical home and have taken care to maintain and appropriately update it in line with its heritage," the owners continue. "We have had bespoke doors fitted throughout the house, refurbished the sash windows, refreshed the rendering, repaired broken tiles and installed new lighting throughout. We have updated the bathroom fully including a new digital shower and installed a new feature bathroom with stone resin bath on the top floor. We have also installed new log burners in three of the fireplaces which add both extra warmth and features to the living room, snug and master bedroom. The snug is a lovely place to read peacefully and watch the world go by. The feature fireplace and views of The Green make it a perfect spot to curl up and relax."

This is the ideal home for everyday life and entertaining alike. "We have lots of guests coming to visit us here," say the owners. "Friends from London see our house as their country retreat. It is great to give over the whole top floor to guests when they come to stay. We open up the two front rooms across the front of the house for big family events. We have so many happy memories here but we will especially miss the Christmas family gatherings with roaring fires in both front rooms. Our nieces and nephews love playing hide and seek with so many rooms, cupboards and the cellar to choose from."

Outside, the garden serves as an extension of the indoor living and entertaining spaces. "We get sun all day round the house," say the owners, "with morning sunshine on the back garden and patio, and afternoon sunshine in the front patio and garden. One of our favourite pastimes is watching the cricket on The Green from our front patio which takes place most weekends from the end of April to October."

"Indeed, The Green plays host to a range of activities including a monthly market with food, arts, crafts and local small businesses," continue the owners. "The Christmas and Summer Fayres are great fun and a real focal point for village life. We are very lucky on The Green to have two great pubs within a couple of hundred metres of us. We have the wonderful deli, bakery and butchers. The small convenience shop is friendly and open longer hours. We are also lucky to have a new local coffee shop, an excellent fish restaurant and friendly barbers on the green. We don't really feel we need to leave the village but you also have the convenience of Maidstone nearby for a good range of high street shops, bars and restaurants. Transport links are excellent with the train station a very short walk away. We commute regularly to London Victoria which is around 75 minutes during peak commuter times. There are also trains to Charing Cross. The M20 has a junction on either end of the village, making road access close and easy. There are outstanding rated primary and secondary schools on our doorstep, and we are fortunate to have Maidstone grammar school and Invicta Grammar school, both rated 'Outstanding', close by."

The location of Ivy House offers not only convenience and community but also beautiful countryside. "Walks are in abundance with the Pilgrim's Way and North Downs Way close by," the owners say. "We are also very fortunate to have the Bearsted Woodland Trust, which provides a community owned and run outdoor space of about 16 acres with a playground and trim trail. The village has lots of great social and sports clubs, notably the tennis club, two golf clubs, and bowls club. Leaving here, we will miss the people and the great village community. We have made friends for life and have felt very welcome in the village."

* These comments are the personal views of the current owners and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





Step inside

Ivy House

Fine & Country proudly presents Ivy House, a stunning 16th-century architectural gem nestled in the heart of Bearsted. This Grade II Listed timber-framed residence seamlessly combines contemporary interiors with timeless period features, while offering breathtaking views over the quintessential village green.

Adorned with mathematical tiles and symmetrically placed sash windows, Ivy House boasts a captivating façade under a clay tiled roof, creating a welcoming and visually appealing home. Meticulously refurbished to the highest standard, the property preserves its historic charm through ancient beams and exposed brick fireplaces, while embracing modern comfort with a bespoke fitted kitchen, ideal for culinary creation and with opulent shower/ bathrooms serving five well-proportioned bedrooms. Spanning three levels, Ivy House provides a versatile and inviting space with a warm ambiance. Whether hosting gatherings with family and friends or savouring quiet moments of contemplation, this inspired residence offers a unique blend of history and modern elegance.





Step outside

Ivy House

Ivy House stands elegantly within pretty gardens to the front and rear of the property. To the front, wrought iron gates open to a York brick driveway, accompanied by a fine lawn and well stocked flower beds. The rear garden compliments the home beautifully, presented with a large flagstone terrace ideal for al fresco dining and a pleasing view over a fine lawn, bordered with an attractive flint and brick wall and prolifically well stocked, raised beds exhibiting specimen trees and a range of mature shrubbery. Two outdoor sheds and store provide practicality and convenience.

Location

This remarkably unique and desirable home occupies a prominent position with an enviable view over Bearsted village green. The green hosts various events throughout the year, to include a monthly farmers market, cricket matches, a classic car show and a music festival. Enveloping the green there are two well-regarded gastro pubs, a restaurant, popular café, a renowned butchers/delicatessen, and some useful shops.

Nature enthusiasts will appreciate the 26 acres of the Woodland Trust nature reserve and the 450 acres of Mote Park, both within walking distance. Leeds Castle is also very close by, while those who enjoy leisure pursuits can take advantage of the two golf courses, and the tennis courts and bowls clubs that also serve the area.

Mainline rail services from Bearsted provide swift access to London Victoria & Charing Cross. Additionally, the nearby M20 and M2 motorway networks connect you to London, the Channel Tunnel, and an array of charming Kent coastal towns.

Freehold

Council tax G

Grade II Listed

There are tree preservation orders in place

Property is in a conservation area

Ultrafast Full Fibre Broadband available at the property for more information please look online

For mobile phone coverage in this area please look online



Guide price £925,000 – £975,000

The Green, Bearsted, Maidstone, ME14

Approximate Area = 1834 sq ft / 170.3 sq m

Limited Use Area(s) = 105 sq ft / 9.7 sq m

Outbuilding = 69 sq ft / 6.4 sq m

Total = 2008 sq ft / 186.4 sq m

For identification only - Not to scale



Shed
5'8 (1.73)
x 4'4 (1.33)

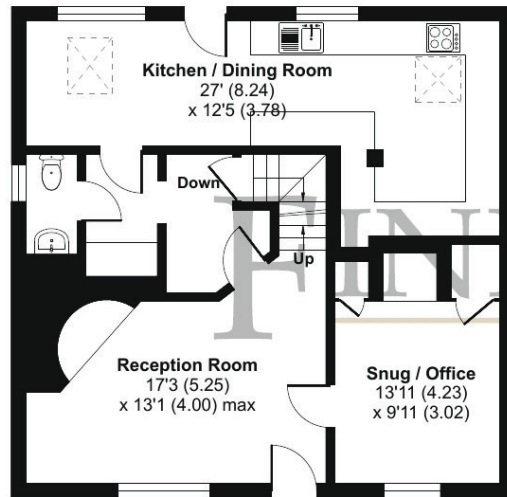
Wood Store
5'1 (1.55)
x 2'11 (0.88)

Shed
7' (2.13)
x 4'2 (1.28)

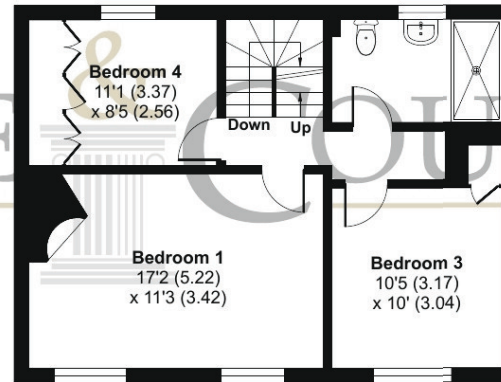
Denotes restricted
head height

OUTBUILDING 2 / 3

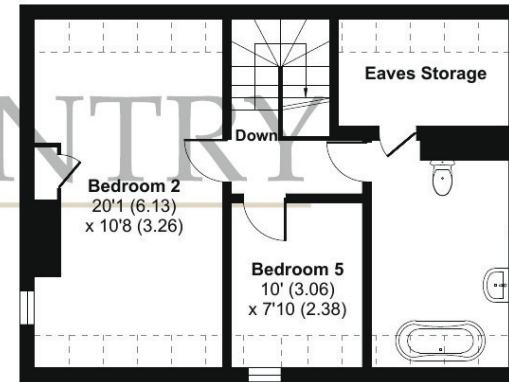
OUTBUILDING 1



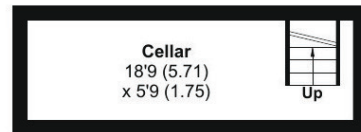
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



CELLAR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Fine & Country. REF: 1090382

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2024 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 06959315. Registered Office: Morgan Alexander Kent Ltd (formerly Fine & Country Kent Ltd.) 36 King Street, Maidstone, Kent ME14 1BS. Printed 12.03.2024





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