



9 The Orchard
Bearsted | Maidstone | Kent | ME14 4QL

FINE & COUNTRY

Seller Insight



Nine, The Orchard is a stunning property, on a small estate of prestige houses, in community minded Bearstead village. The present owners David and Parwin explain that twenty one years ago they were searching for a spacious home in a peaceful village location, with good local schools, close to a railway station and with easy access to the countryside. The Orchard ticked all these boxes and has been a happy family home for just over twenty one years.

David says they made changes to modernise the house. They opened up the ground floor to create an open plan feel, and have renovated the bedrooms and kitchen to a very high standard. The upgraded, luxurious bathrooms have automatic taps, lights and mist free mirrors, whilst all the doors and windows were replaced. The final project was to rebuild the conservatory, adding temperature control and underfloor heating to ensure they could use and enjoy the room throughout the year. The house now combines the ultra-comfort and sophistication of twenty first century living.

As soon as you enter the wide and welcoming hallway you have a sense of the quality, style and positive ambience of the house. Parwin enjoys the fact that the hall has a wow effect, as a place for welcoming visitors.

The chic streamlined kitchen has top quality appliances, fixtures and fittings and is perfect for the keen cook. The steam oven is ideal for bread baking and the Falcon Range Cooker perfect for cooking Christmas dinner and big family meals. The kitchen is the busy hub of daily life and there is a large central marble effect worktop with a wooden dining addition where coffee drinkers can sit and chat to the chef. The light flooded dining area has pleasing views to the garden.

The living room and the conservatory are perfect for family downtime and entertaining. The living room leads into the conservatory which then opens onto the patio, where there is a chef's barbecue. It has been the setting for happy al fresco meals, and a birthday party for forty people. This is a home where the owners have enjoyed entertaining and is probably at its best when full of people.

The easily maintained garden is laid mainly to lawn with seasonal colour and a vegetable patch. Dave and Parwin enjoy sitting with a glass of wine under the pergola, or playing croquet, table tennis and badminton competitions on the lawn.

The house enjoys an enviable position close to the village green where there are food markets and concerts. The nearby Woodlands Trust and local North Downs, that rise up to meet the Pilgrims Way, provide many hours of woodland trails and walks. The local train station is within walking distance and has a frequent service into London Victoria, and Maidstone is two miles away. You can enjoy the best of town and country living from the house.

*Parwin and David feel the houses' location is unsurpassed in Kent, and are very sad to leave, as it has have given them a pleasing life style, but they are now moving closer to family. They take away many very happy memories***

* 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

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Fine and Country proudly presents this impressive executive-style family residence, idyllically nestled on a sought-after cul-de-sac near Bearsted's iconic village green.

Spanning near 3,000 square feet, this meticulously crafted home offers elegant contemporary interiors flooded with natural light. A spacious reception hall leads to four reception rooms, creating a versatile layout perfect for hosting gatherings or relaxing with family. The formal lounge features an exquisite marble fireplace, while the adjoining conservatory provides serene garden views.

Designed for culinary enthusiasts, the bespoke kitchen boasts top-tier appliances, granite countertops, and a central island, seamlessly connecting to a spacious dining room, creating the perfect social hub. Adjacent, a utility room and family/play room/snug offer added practicality and convenience, complemented by a dedicated study ideal for remote work.

Luxury abounds in the five generously sized bedrooms, each meticulously appointed for comfort and relaxation. The opulent bathrooms, adorned with Villeroy & Boch fixtures, include a family bathroom with LED lighting and a rainforest shower, and a principal bedroom en-suite featuring an oval slipper bath and Axor shower.





Step outside

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Outside, the property impresses with manicured front gardens, a double-width brick-paved driveway leading to a substantial double garage with ample storage. The south-easterly facing rear garden, an oasis of relative privacy, features an Indian sandstone patio perfect for al fresco dining, lush lawns, raised vegetable planters, and a charming pergola draped with climbing roses and wisteria.

Situated in one of Kent's most desirable locations, this home enjoys proximity to Bearsted's vibrant community life, with its renowned schools, gastro pubs, cafes, and boutique shops. Nature enthusiasts will appreciate nearby Woodland Trust reserves and Mote Park, while leisure options include golf courses and recreational facilities. Excellent transport links via mainline rail services and motorways ensure easy access to London, the Channel Tunnel, and coastal towns.

This exceptional property blends modern luxury with timeless appeal, offering a rare opportunity to live in one of Bearsted's most prestigious addresses.

Freehold
Council Tax Band G
EPC Rating C

For mobile phone coverage in this area please look online

Ultrafast Full Fibre Broadband, Superfast Fibre Broadband and Standard Broadband available at the property

There are restrictive covenants relating to the property - for more information please enquire

Services Connected Electric / gas / Mains water / mains drainage / Cable TV / Phone / Broadband

Guide price £1,150,000 - £1,250,000

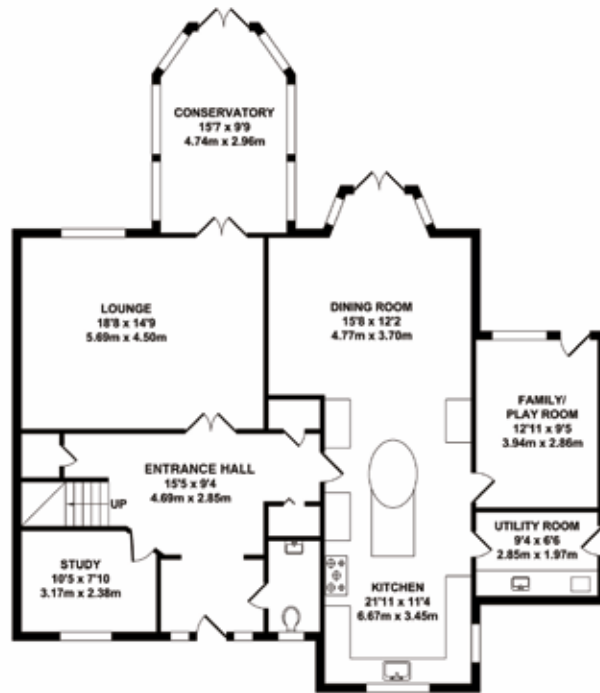


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Gross internal area house (approx) = 2581 sq.ft / 239.78 sq.m

Garage = 332 sq.ft / 30.81 sq.m

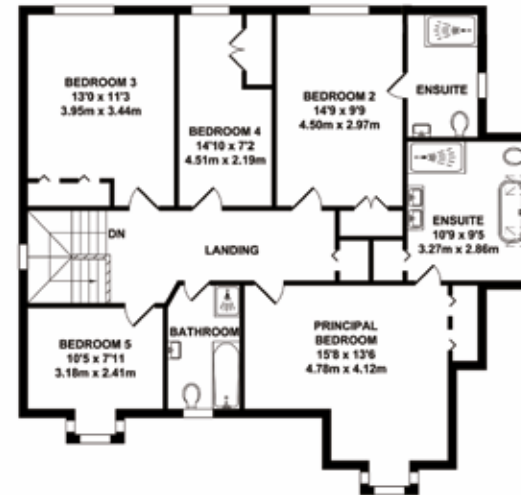
Total = 2913 sq.ft / 270.60 sq.m



GROUND FLOOR



GARAGE



FIRST FLOOR



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