



Yew Tree House
Thurnham Lane | Bearsted | Maidstone | Kent | ME14 4PL

Seller Insight



This visually attractive, spacious and luxurious home is set along a country lane within the desirable town of Bearsted just a short 5 minute walk from the Bearsted Green area. This exceptional property has been the much treasured home for its present owners since 2021.

The owners were relocating to this area and desired a spacious family home. At the time, just after Covid, a suitable property was scarce in this area. However, discovering Yew Tree House, an individually designed, three storey, property, built to an exacting high specification, in this fabulous location, ticked all their boxes. Since coming to live here, the owners have added their own touches and further enriched their home with the addition of two single storey extensions to create the perfect family living / dining space. With its contemporary design, accommodation is generous, highly flexible, with natural daylight flooding through. The heart of family living takes place in its well designed kitchen which, alongside its doors opening out onto a beautifully designed, spacious, patio, offers the very best in indoor/outdoor living. As all the main reception rooms on the ground floor open out onto this patio, it is a special place when the family are entertaining. So many innovations and delights are contained in this welcoming home, not least of which is the Juliet balcony on the attic bedroom overlooking the garden allowing views out to fabulous Kentish countryside from the second floor.

The landscaped garden is a joyous extension of the house, with a special area in which to enjoy gatherings of friends and family. At the end of the garden is the practical summerhouse, part of which is a designated space for sociable games, alongside its bar.

The desirable town of Bearsted contains everything necessary for day to day requirements, with an excellent choice of both state and independent schools very accessible. Numerous sport and leisure amenities are easy to reach, together with excellent pubs and restaurants. The house is also within walking distance to the local railway station which provides an excellent service into the capital. Major roads and motorways are close, as are the Channel ports and Le Shuttle for journeys to the continent.

*It is for logistic family reasons that the owners are moving to another part of the country but they know that the new owners of this special home will adore the house in this outstanding location."**

* 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

Yew Tree House

Fine & Country proudly present Yew Tree House, an exceptional home of presence and poise, set along a peaceful country lane in the heart of Bearsted. With captivating countryside views, nearly 3,000 square feet of elegant and intelligently designed living space, and a garden that invites both celebration and serenity, this is a home created for those who value beauty, balance, and light.

Originally constructed in 2020 and subtly enhanced since, Yew Tree House is a triumph of layout and lifestyle. Its central living spaces are alive with natural light, where roof lanterns and flowing zones create a sense of openness without losing intimacy. A bespoke kitchen, with quartz surfaces and seamless cabinetry, forms the heart of the home, opening through bi-folding doors to an elevated terrace that draws you into the garden beyond.

From here, the snug unfolds just off the kitchen, a quiet nook that connects with the formal sitting room through elegant internal shutters. This feature brings both charm and flexibility to the layout. Elsewhere on the ground floor, a utility and boot room supports the kitchen, finished with oak worktops, a butler's sink, built-in storage and a side entrance. A dedicated home office, currently used as a playroom, and a discreet cloakroom complete the ground floor.

On the first floor, five bedrooms offer a thoughtful blend of sanctuary and space. The principal bedroom enjoys far-reaching views and a beautifully appointed en suite featuring a bath and separate shower. A luxurious bathroom and additional shower room serve the remaining bedrooms, all finished with consistency and attention to detail.

Above, the top floor offers an unexpected retreat. The sixth bedroom features a Juliet balcony with uninterrupted countryside views, its own en suite bathroom and well-designed built-in storage. A peaceful and private guest space, or an ideal spot for quiet reflection.





Step outside

Yew Tree House

The garden has been designed as a true extension of the home. A raised terrace, finished in smart composite decking, offers an inviting setting for dining or relaxing. Steps gently lead to a wide, level lawn bordered by a handsome stone terrace. At the end of the garden sits a fully insulated outbuilding with power and light, currently used as a games room and bar. Its flexible layout also suits a home gym, studio or office. An integrated shed adds further practicality.

The property includes an integral garage with internal access and parking for four vehicles on the private driveway. While the garage is not currently suitable for a car due to the boiler's placement, it offers excellent storage or space for bikes and motorcycles.

With underfloor heating, solar panels and an air-source heat pump, this home is designed to offer long-term energy efficiency while maintaining everyday comfort.

Location

Bearsted is one of Kent's most desirable villages. It combines a warm village atmosphere with excellent commuter links and access to outstanding local amenities. The village green, charming pubs and local shops create a sense of community, while highly regarded state and independent schools, including four local grammar schools, support growing families. Bearsted station is within walking distance, offering direct services to London Victoria. For wider travel, the M20 provides fast access to the capital and the coast, while high-speed services from Ashford or Ebbsfleet offer links to St Pancras,

Freehold

Council Tax Band G

EPC Rating B

For mobile phone coverage in this area please look online

Superfast & Standard Broadband are available at the property, for more information please look online

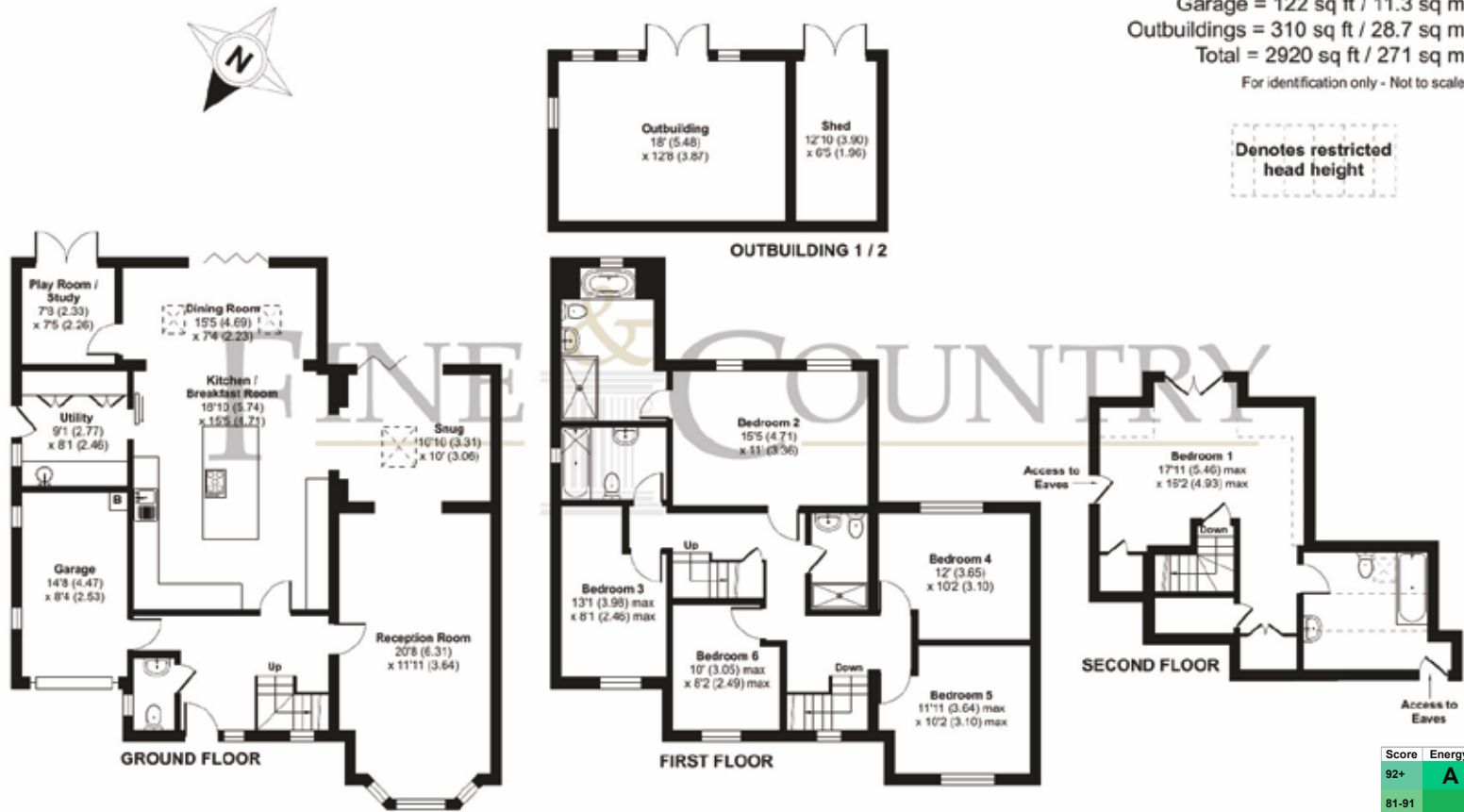
Utilities: - Electric / mains Water / Mains Drainage / Cable TV or Satellite / Phone / Broadband



Yew Tree House, Thurnham Lane, Bearsted, Maidstone, ME14

Approximate Area = 2386 sq ft / 221.6 sq m
Limited Use Area(s) = 102 sq ft / 9.4 sq m
Garage = 122 sq ft / 11.3 sq m
Outbuildings = 310 sq ft / 28.7 sq m
Total = 2920 sq ft / 271 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Fine & Country (Kent). REF: 1320024

Guide price £1,150,000 - £1,250,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	C		
55-68	D		
39-54	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 © 2025 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 07.07.2025



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