



**Roseacre Lane, Bearsted, Maidstone, Kent, ME14 4JG**

**Price £870,000**

This substantial 6 bedroom detached house is located on a secluded plot in one of Bearsted's most sought-after roads. Constructed approximately 30 years ago with later additions, the property offers exceptionally spacious and adaptable accommodation with over 200sq/m of living space, perfect for hybrid/remote working.

The property is spread across three floors, with the ground floor featuring an entrance hall, a generous modern kitchen with Miele appliances (exc dishwasher) that opens up into a capacious sitting room/dining room with a fireplace and woodburning stove, along with French doors leading to the rear garden. Additionally, the ground floor includes a games room, office, utility room, and a cloakroom. On the first floor, there is a very generous principal bedroom with a large ensuite luxury shower room, three further double bedrooms, and a fourth single bedroom, all serviced by a modern family bathroom. The second floor offers an expansive multi-purpose room, currently being used as a bedroom and office.

Externally, the front of the property is walled, with a block paved driveway offering ample parking for 4/5 cars and benefits from an EV charger. The rear garden provides a high degree of seclusion and is tiered, approximately 100 feet in length, with a lower level offering generous patio space for entertaining, and an upper level primarily laid to lawn with a summer house, greenhouse, shed, and additional seating area. Alarm system with external cameras surrounding the property. Tenure: Freehold. EPC Rating: C. Council Tax Band: G.



## LOCATION

The property is ideally located to take full advantage of all local amenities within Bearsted, particularly the excellent transport links via mainline train station and access to the M20 motorway, together with its close proximity to the renowned Thurnham & Roseacre schools and the picturesque Village Green with a selection of pubs and restaurants. Leisure facilities include Bearsted golf, bowls and tennis clubs, nearby leisure centres, whilst the beautiful grounds of both Leeds Castle and Mote Park are also close by.

## ACCOMMODATION

### Ground Floor:

Entrance Hall

Cloakroom

Office

Sitting/Dining Room

Games Room

Kitchen/Breakfast Room

Utility Room

### First Floor:

Landing

Principal Bedroom

Shower Room En-suite

Bedroom Two

Bedroom Three

Bedroom Four

Bedroom Five

Family Bathroom

Second Floor:

Bedroom Six

EXTERNALLY

Driveway

Tiered Rear Garden

Summerhouse

Greenhouse

Shed

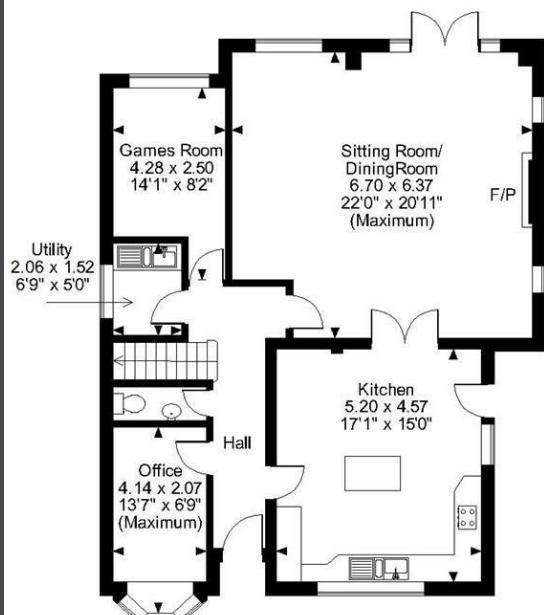
## VIEWING

Strictly by arrangement with the Agent's Bearsted Office, 132 Ashford Road, Bearsted, Maidstone, Kent ME14 4LX. Tel: 01622 739574.

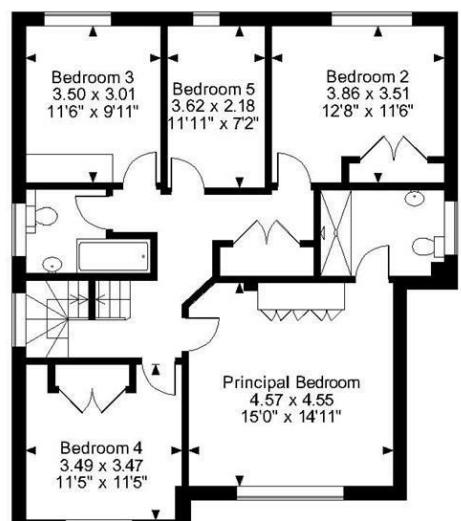
## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	72	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

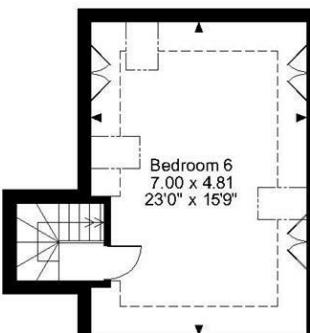
Roseacre Lane, Bearsted, Maidstone  
 Approximate Gross Internal Area  
 Main House = 2334 Sq Ft/217 Sq M  
 Outbuilding = 288 Sq Ft/27 Sq M  
 Total = 2622 Sq Ft/244 Sq M



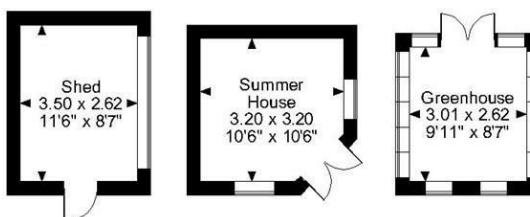
**Ground Floor**



**First Floor**



**Second Floor**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8615944/SLU