



Manor Rise, Bearsted, Maidstone, , ME14 4DB
Offers In Excess Of £900,000



****GUIDE PRICE £900,000 - £925,000**** Nestled on one of Bearsted's most sought-after roads, this impressive 4/5 bedroom chalet-style home has undergone a substantial rear extension, given rise to an exceptionally spacious and luxurious kitchen/dining/family room, complete with expansive sliding patio doors that open onto a generous patio seating area, perfect for hosting gatherings with family and friends.

The ground floor features an inviting entrance hall, the remarkable open-plan luxury kitchen/dining/sitting area with a feature log burner and high ceilings adorned with skylights, ensuring a bright and airy ambiance. Additionally, there is a playroom/4th bedroom, an office/5th bedroom, a utility room, a laundry room, and a convenient WC. Upstairs, the property boasts a principal bedroom with an en-suite shower room and walk-in wardrobe, along with two further double bedrooms and a modern family bathroom.

Externally, there is a substantial attached games room/store located behind the garage, as well as an outbuilding comprising a shed, office/garden room, and greenhouse. The property is accessed via a spacious in and out block-paved driveway, providing ample parking for multiple vehicles, along with a central lawned area and flower bed.

The impressive rear garden is mainly lawn with a raised pond next to the patio, established borders, children's play area and vegetable garden at the bottom. Tenure: Freehold. EPC Rating: C. Council Tax Band: F.



LOCATION

Situated in the heart of Bearsted, perfectly situated to take full advantage of all local amenities, including convenient transport links via a mainline train station and access to the M2 & M20 motorways, together with its close proximity to the highly regarded Thurnham Junior & Roseacre Primary Schools, and less than a 10-minute walk from the picturesque Village Green with a selection of excellent 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 easily accessible.

ACCOMMODATION

Ground Floor:

Entrance Hall

Cloakroom

Study

Playroom/Bedroom Four

Laundry Room

Kitchen/Dining/Sitting Room

Utility Room

First Floor:

Landing

Principal Bedroom

En-suite Shower Room

Bedroom Two

Bedroom Three

Family Bathroom

EXTERNALLY

Front & Rear Garden

In and Out Driveway

Garage

Store/Games Room

Office/Garden Room

Shed

Greenhouse

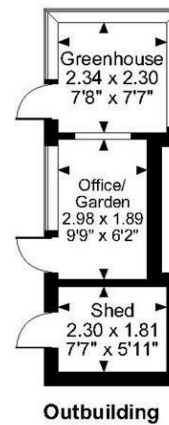
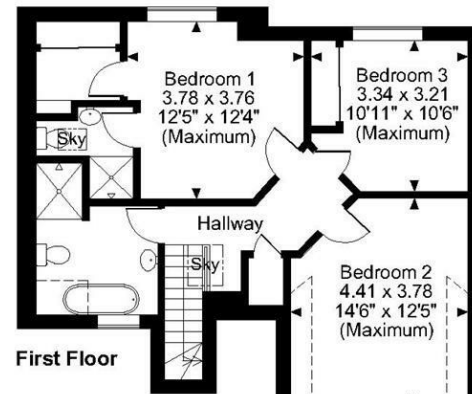
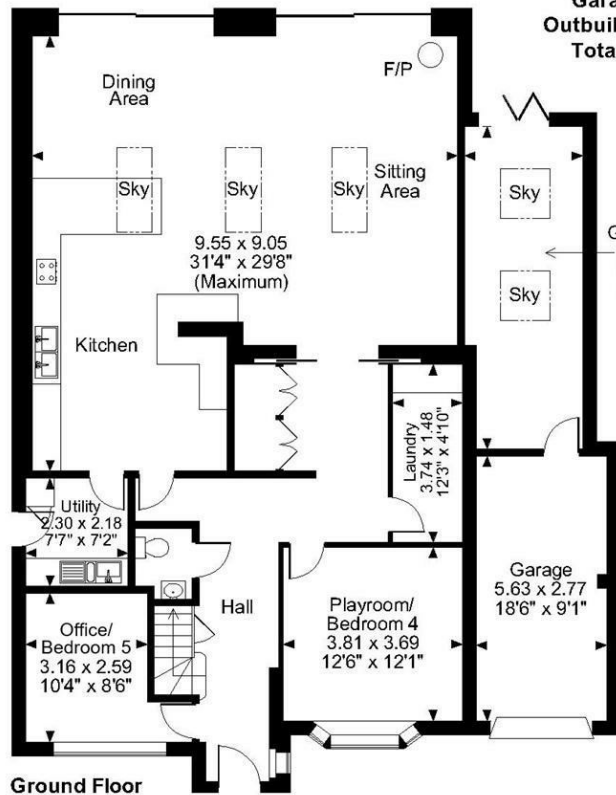
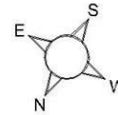
VIEWING

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

Manor Rise, Bearsted, Maidstone
Approximate Gross Internal Area
Main House = 2105 Sq Ft/196 Sq M
Garage = 168 Sq Ft/16 Sq M
Outbuildings = 348 Sq Ft/32 Sq M
Total = 2621 Sq Ft/244 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

□ □ □ Denotes restricted head height

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