

Northdown Church Lane
Bearsted, Maidstone
ME14 4EF

Price £950,000

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Description

Constructed in 1904, this exceptional Edwardian residence is a fine example of Arts and Crafts influenced architecture. Unusually built with cavity brick construction upon a Kentish ragstone plinth with decorative corbelling, the elegant elevations are enhanced by distinctive gable-fronted bays and a magnificent jettied second floor, showcasing exposed ornamental timbering with roughcast rendering beneath a mellow tiled roof.

This is a rare opportunity to acquire a truly outstanding period family home which has been extensively renovated and upgraded by the current owners to an exceptional standard with high quality fittings and meticulous attention to detail. From the moment of arrival, the property's striking façade and outstanding kerb appeal set the tone for what lies within. Crossing the threshold reveals an impeccably presented home where beautiful period character blends effortlessly with luxurious contemporary finishes.

The beautifully proportioned accommodation includes two elegant reception rooms with original fireplaces incorporating wood-burning stoves, a breathtaking open-plan kitchen, dining and family room centred around a bespoke fitted kitchen with premium integrated appliances, utility room, cloakroom, five generous double bedrooms and three beautifully appointed bathrooms. High quality finishes, including porcelain tiled flooring and carefully considered interior design, create a home of exceptional style and comfort throughout.

Outside, a sweeping gravel driveway provides extensive off-road parking, while the magnificent, mature gardens are beautifully stocked to provide year-round colour and interest, complemented by a selection of versatile outbuildings. A particular feature of the property is the detached garage, situated to the rear and benefiting from its own independent access via Trapfield Lane. This offers exceptional potential for conversion into a self-contained annexe or ancillary accommodation with its own private entrance, subject to the necessary planning permissions and consents. Enjoying distant countryside views and offered for sale with no forward chain, this remarkable home occupies a highly sought-after location and must be viewed to be fully appreciated.

Location

Situated in this enviable position close to the Church and the Bearsted Woodlands amenity trust land which extends in all to 22 acres. Bearsted Village features a picturesque village green with cricket square flanked by Oast houses and a selection of gastro pubs and restaurants. There are shops providing for everyday needs, library and a mainline railway station connected to London on The Victoria Line. Educationally the area is well served with the local Roseacre and Thurnham schools catering for infants and juniors. To the east of the village is 22 acres of amenity land known as The Woodlands Trust for all to use. On the Ashford Road within a quarter of a mile there is a further selection of shops, medical centre and chemist. The Village also boasts a wide selection of clubs including tennis, bowls, football, cricket, golf together with Brownies and Guides, Cubs and Scouts. Maidstone town centre is some two miles distant and offers a more comprehensive selection of amenities including a wider range of schools and colleges for older children. There are two museums, theatre, county library, multi-screen cinema and two further railway stations connected to London. The M20/A20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and The Channel Ports.

Council Tax Band

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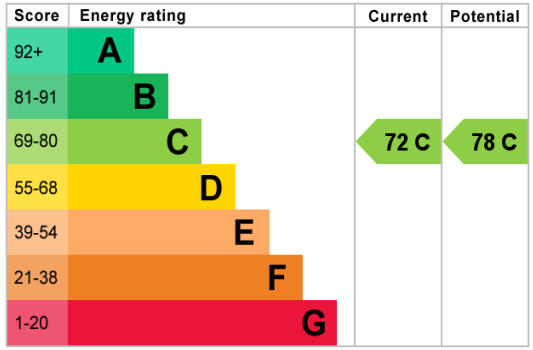
VIEWINGS STRICTLY BY APPOINTMENT

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Accepted offers are subject to a mandatory AML identity check, carried out by a third-party provider, at a cost of £52.00 (including VAT)

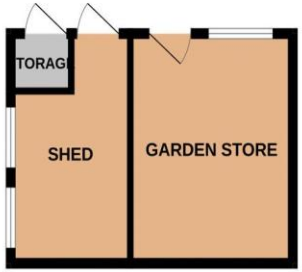






GROUND FLOOR
1228 sq.ft. (114.1 sq.m.) approx.





1ST FLOOR
749 sq.ft. (69.6 sq.m.) approx.



2ND FLOOR
371 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA : 2348 sq.ft. (218.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ON THE GROUND FLOOR

ENTRANCE PORCH *11' 0" x 4' 2" (3.35m x 1.27m)*

Quarry tiled flooring complemented by a decorative tiled border, half glazed uPVC entrance door, windows to the front aspect, low voltage recessed lighting and service meters. Original timber entrance door with two glazed panes and traditional brass furniture opening into:

RECEPTION HALL *21' 0" x 13' 5" (6.40m x 4.09m)*

Amtico oak-effect flooring extends throughout, complemented by two traditional column radiators. A staircase with timber balustrade and newel post rises to the first floor, with a useful understairs storage cupboard beneath with lighting. The room's focal point is the impressive deep recessed fireplace, beautifully appointed with oak panelling, a substantial display mantel supported by decorative scrolled brackets, a granite hearth and a fitted Nordpeis wood-burning stove. A picture rail adds further character, while a wide opening creates a seamless flow through to the spacious dining/kitchen/family room.

LOUNGE *16' 2" x 16' 0" (max) (4.92m x 4.87m)*

An attractive cast iron fireplace forms a striking focal point, featuring an ornate timber surround with display shelving, a granite hearth and an inset wood-burning stove. The room is enhanced by cornicing, two box bay windows providing dual front and side aspects, and two traditional column radiators.

KITCHEN / FAMILY ROOM *19' 6" x 16' 1" (5.94m x 4.90m)*

A truly stunning room, beautifully designed around a bespoke fitted kitchen featuring elegant mussel (a warm, neutral color that sits between cream, soft green, and grey) door and drawer fronts, complemented by striking solid quartz work surfaces, matching splashbacks and upstands. A substantial central island provides a superb focal point, while the porcelain tiled floor with underfloor heating enhances the luxurious feel.

The kitchen offers an excellent range of high and low level units, including deep pan drawers, carousel cupboards, two integrated pull-out spice racks, glass-fronted display cabinets and open shelving. A comprehensive range of integrated appliances includes a tall fridge, two undercounter freezers, dishwasher, Miele oven, microwave and a four-burner induction hob with extractor hood above. Inset twin stainless steel sinks with a Quooker tap are perfectly positioned within the side box bay window, enjoying delightful views of the surrounding greenery. Glazed doors and windows to the rear flood the room with natural light while framing attractive garden and distant countryside views. Low voltage recessed lighting completes the space, which flows seamlessly into the adjoining dining area.

DINING ROOM *11' 9" x 10' 7" (3.58m x 3.22m)*

Continuous porcelain tiled flooring with underfloor heating enhances the space, complemented by three wall light points and a glazed door with adjoining window overlooking and providing access to the rear garden.

UTILITY ROOM *12' 2" x 10' 6" (max) (3.71m x 3.20m)*

Amtico oak-effect flooring, complemented by an excellent range of matching high and low level units that continue seamlessly from the kitchen, featuring elegant 'mussel' (a warm, neutral color that sits between cream, soft green, and grey) door and drawer fronts with striking solid quartz work surfaces. Inset stainless steel sink with mixer tap, plumbing for a washing machine and space for a tumble dryer. Built-in cupboard housing the Worcester gas-fired boiler and Ideal pressurised hot water system. Chromium plated heated towel rail, glazed door providing access to the rear garden. Door to:

CLOAKROOM

Continuous Amtico oak-effect flooring, low level WC and wash hand basin with mixer tap. Stainless steel heated towel rail, low voltage recessed lighting and extractor fan complete this well-appointed cloakroom.

ON THE FIRST FLOOR

LANDING *13' 10" x 21' 6" (max) (4.21m x 6.55m)*

Window to the front, pillared radiator and staircase rising to the second floor. Two built-in cupboards provide excellent storage, complemented by a Velux roof window and low voltage recessed lighting.

BEDROOM 1 15' 2" x 14' 0" (4.62m x 4.26m)

Double built-in wardrobe cupboard, pillared radiator and windows to the side and rear enjoying beautiful far-reaching countryside views. Two wall light points.

SHOWER ROOM 13' 0" x 5' 0" (3.96m x 1.52m)

Beautifully appointed with a contemporary white suite complemented by chrome fittings and porcelain tiled flooring with underfloor heating. The built-in vanity comprises a concealed cistern low level WC, wash hand basin with mixer tap and storage cupboards beneath. A walk-in shower featuring a rainfall shower head, handheld shower attachment, recessed shelf, tiled surround and glazed screen with door. Stainless steel heated towel rail, low voltage recessed lighting, extractor fan and window to the side.

BEDROOM 2 13' 5" x 13' 0" (max) (4.09m x 3.96m)

Attractive box bay window to the front flooding the room with natural light, complemented by low voltage recessed lighting and a pillared radiator. A beautiful period fireplace forms an elegant focal point, featuring a decorative cast iron surround with fluted pilasters and mantel, inset cast iron grate with decorative cowl and original tiled cheeks.

BEDROOM 3 *12' 7" x 9' 10" (3.83m x 2.99m)*

Window to the rear enjoying beautiful views, complemented by a pillared radiator.

BATHROOM *9' 1" x 6' 7" (2.77m x 2.01m)*

Beautifully appointed with a contemporary white suite complemented by chrome fittings. Built-in vanity incorporating a concealed cistern low level WC, wash hand

basin with wall-mounted mixer tap and storage cupboards beneath. A generous walk-in shower features a rainfall shower head, handheld shower attachment and fully tiled surround. Porcelain tiled flooring with underfloor heating, stainless steel heated towel rail, low voltage recessed lighting, extractor fan and window to the rear complete the room.

ON THE SECOND FLOOR

LANDING

Approached via a half landing featuring three built-in eaves storage cupboards and a display shelf. Access

is provided to the loft space, which is fully boarded, fitted with lighting and a loft ladder, and currently utilised for additional storage.

BEDROOM 4 *13' 8" x 12' 7" (4.16m x 3.83m)*

Window to the rear enjoying delightful views over the garden and distant countryside beyond. Radiator, built-in eaves storage cupboard and low voltage recessed lighting.

BEDROOM 5 *14' 1" x 12' 8" (4.29m x 3.86m)*

Window to the front enjoying a pleasant outlook, complemented by a radiator and low voltage recessed lighting.

SHOWER ROOM

Contemporary white suite complemented by chrome fittings, comprising a concealed cistern low level WC and wash hand basin with mixer tap set within a vanity unit with storage drawers beneath. Step-in shower cubicle, porcelain tiled flooring, chromium plated heated towel rail, low voltage recessed lighting and extractor fan.

OUTSIDE

The property occupies a magnificent mature plot of approximately a quarter of an acre, beautifully enclosed by an abundance of established trees and specimen shrubs, creating a wonderfully private and tranquil garden. Thoughtfully designed to capture the sun throughout the day, a variety of secluded seating areas are nestled amongst sweeping lawns and generous patios, all linked by winding gravel pathways that invite exploration.

The gardens are exceptionally well stocked, providing year-round colour, texture and interest. Immediately adjoining the house is an extensive paved terrace, perfect for al fresco dining and entertaining, while an original Edwardian outbuilding offers exciting potential for conversion into a home office, garden room or studio (subject to any necessary consents). Outside lighting and an external tap are provided. To the front, a sweeping gravel driveway provides parking for numerous vehicles and is discreetly screened from Church Lane by a mature hedge, creating an impressive approach. Ideally positioned just a stone's throw from the historic Holy Cross Church, where the gentle chime of the bells adds to the property's unique charm. There is side access to the rear garden, outside lighting and the additional benefit of further vehicular access from Trapfield Lane.

OUTBUILDINGS

Adjacent to the rear of the property stands an original Edwardian outbuilding comprising a garden store measuring 12ft 7in x 10ft, with a door and window, together with an adjoining implement store measuring 12ft 7in x 7ft, featuring two side windows and a useful built-in storage cupboard. The garden also benefits from an aluminium-framed greenhouse.

GARAGE *16' 0" x 8' 0" (4.87m x 2.44m)*

Concrete sectional single garage with an up-and-over door, approached via a shallow driveway providing further vehicular access from Trapfield Lane. Offering exceptional potential, the garage could be adapted to create a self-contained annexe with its own independent entrance from Trapfield Lane, subject to the necessary planning permissions and consents.





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