



8 Ragstone Road
Bearsted, Maidstone
ME15 8PA

Guide Price £400,000 to £425,000

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Maidstone
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Description

Beautifully maintained semi-detached house, occupying a well-established residential position close to the Len Valley Nature Reserve and within easy walking distance of Madginford School. The property benefits from large picture windows to the front, taking full advantage of the southerly aspect and providing far-reaching views over the surrounding countryside.

The accommodation has been enhanced by a generous single-storey extension to the rear, creating a spacious family room with Velux windows and casement doors opening onto and overlooking the rear garden.

The pleasantly secluded rear garden measures approximately 28' x 26' and features an attractive porcelain-tiled patio area, together with raised beds formed from timber sleepers.

Location

Bearsted offers an excellent selection of local amenities including shops on the Ashford Road and around the Village Green, medical centre, chemist and post office, mainline railway station connected to London, library and 24 acres of amenity land known as the Woodlands Trust for all to use. There are excellent sporting facilities and clubs including Tennis, Bowls, Football, Cricket and Golf together with Brownies and Guides, Cubs and Scouts. Educationally the area is well served with the local Madginford School, catering for infants and juniors. Maidstone town centre is a short bus ride away and has a wider selection of schools and colleges for older children, together with excellent shopping facilities at The Mall and Fremlins Walk, two museums, theatre, County library and a multi-screen cinema. Mote Park is 3/4 mile distant and has 450 acres, boating lake, leisure centre and municipal swimming pool. 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
D

VIEWINGS STRICTLY BY APPOINTMENT

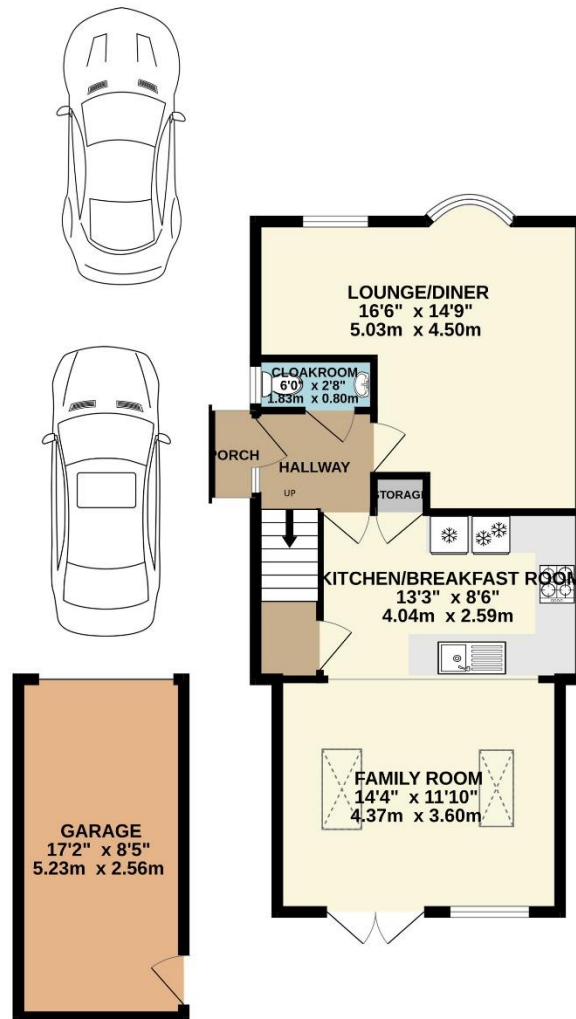
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Accepted offers are subject to a mandatory AML identity check, carried out by a third-party provider, at a cost of £52.00 (including VAT)

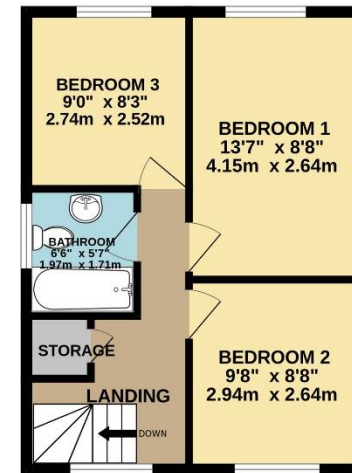


Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
711 sq.ft. (66.0 sq.m.) approx.



1ST FLOOR
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA : 1104 sq.ft. (102.6 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 CANOPY

Composite entrance door with external light and glazed side panel.

ENTRANCE HALL

Oak flooring, radiator and staircase leading to the first floor.

CLOAKROOM 6' 0" x 2' 8" (1.83m x 0.81m)

White suite comprising wash hand basin and low-level WC, radiator, and laminate flooring.

L-SHAPED LOUNGE / DINING ROOM 16' 6" x 14' 9" (5.03m x 4.49m)

Two windows to the front, enjoying a southerly aspect and featuring an attractive Oriol bay window, with two double radiators.

OPEN PLAN KITCHEN FAMILY ROOM

Open-plan kitchen and family room

Kitchen area: 13'3" by 8'6" fitted with a range of high-gloss white wall and base units complemented by oak-block work surfaces. Features include a stainless steel sink with chrome mixer tap, Samsung four-burner gas hob with mosaic-tiled splashback and Hotpoint extractor hood above, eye-level inset oven and grill, integrated fridge and freezer, and plumbing for a washing machine and dishwasher. A countertop breakfast bar provides a casual dining area, while an under-stairs cupboard offers useful additional storage. Continuous oak flooring and recessed low-voltage lighting flow through the space, with wide access leading into the family room.

Family Room Area: 14'4" by 11'10" bathed in natural light, with oak flooring, a window and double casement doors opening directly onto the rear garden. A contemporary vertical radiator and recessed low-voltage lighting complete the room.

ON THE FIRST FLOOR

LANDING

Spacious landing with built-in linen cupboard, radiator and picture window overlooking the rear garden. Timber balustrade and access to the roof space via a convenient folding loft ladder.

BEDROOM 1 13' 7" x 8' 8" (4.14m x 2.64m)

Laminate flooring, radiator and picture window to the front, enjoying a southerly aspect with pleasant distant views.

BEDROOM 2 9' 8" x 8' 8" (2.94m x 2.64m)

Laminate flooring, radiator and window overlooking the rear garden.

BEDROOM 3 9' 0" x 8' 3" (2.74m x 2.51m)

Laminate flooring, radiator and picture window to the front, enjoying a southerly aspect with pleasant distant views.

BATHROOM 6' 6" x 5' 7" (1.98m x 1.70m)

White three-piece suite comprising a panelled bath with Triton electric shower over, pedestal wash hand basin and low-level WC. Complemented by tiled splashbacks, laminate flooring, a chrome-plated heated towel rail and window to the side.

OUTSIDE

To the front of the property is an extensive driveway providing off-road parking for numerous vehicles and leading to a detached brick-built garage, measuring approximately 17' x 8', with roller shutter door, electric light and power, and a personal access door. The rear garden is a particular feature of the property, measuring approximately 28' x 26'. It features a porcelain-tiled patio adjoining the house, with a further patio area towards the end of the garden, complemented by large, mature Acer trees and attractive raised beds formed from timber sleepers.

Directions

From our Bearsted Office proceed in a southerly direction into Yeoman Lane, at the junction with the Ashford Road, turn right, taking the second turning on the left into Spot Lane. Taking the second turning on the right into Greensand Road and Ragstone Road will be found at the end of the road.



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