



Sycamore House Firs Lane
Bearsted, Maidstone
ME17 1XJ
Asking Price £975,000

**Sycamore House
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Description

Sycamore House is a stunning newly built four-bedroom detached home set in a peaceful semi-rural position on a private gated road along Firs Lane, perfectly located between the sought-after villages of Bearsted and Hollingbourne. Property extends to 1700 square feet. This eco-friendly home enjoys far-reaching countryside views and offers beautifully designed, light-filled accommodation throughout. The ground floor features an impressive open-plan kitchen/dining area, ideal for modern family living and entertaining, alongside a welcoming lounge with a desirable log burner. Additional ground-floor spaces include a downstairs cloakroom, separate utility room, and a versatile study/bedroom 5 overlooking the garden. Upstairs, the property offers four generous double bedrooms, one benefitting from a balcony, along with a luxurious principal bedroom featuring a high-end en-suite and private balcony. A stylish family bathroom completes the first floor. Externally, the property boasts a stunning landscaped garden, double oak-framed cart barn with electric vehicle charging point, and uninterrupted views across the surrounding countryside with the North Downs forming a natural backdrop. Further benefits include underfloor heating, an air source heat pump, photo voltaic panels, and an impressive EPC B rating, combining contemporary luxury with energy efficiency. The property is built by bespoke local developer Genco Land & Properties offered with a 10 year NHBC guarantee of cavity brick construction with corbelled lower elevations, decorative soldiering and Juliette balconies, featuring full height fenestration with a stunning balcony, all beneath a slate effect roof creating a contemporary home bursting with character.

Location

Firs Lane is positioned on the outskirts of the village within a mile of Bearsted village green with its selection of gastro pubs, restaurants and mainline railway station connected to London on The Victoria Line. Walking into the village one can use the woodlands trust with its 26 acres of amenity land forming a wonderful asset for the village. There is a wider selection of amenities on the Ashford Road together with post office, doctors surgery, chemist and Tesco's Express. Educationally the village is well served with a selection of infant and junior schools including Roseacre and Madgingford with a regular bus service from the Ashford Road, A20 into The County Town for secondary education and colleges. Maidstone itself has excellent facilities including shops at The Mall and Fremlins Walk, two museums, theatre, County Library, multi screen cinema and two further railway stations connected to London, together with Mote Park with its 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

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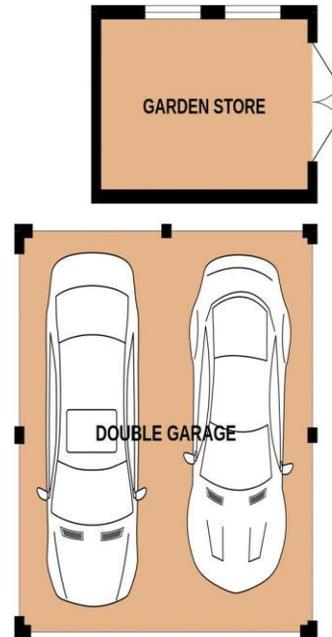
VIEWINGS STRICTLY BY APPOINTMENT

Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	89 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
1226 sq.ft. (113.9 sq.m.) approx.

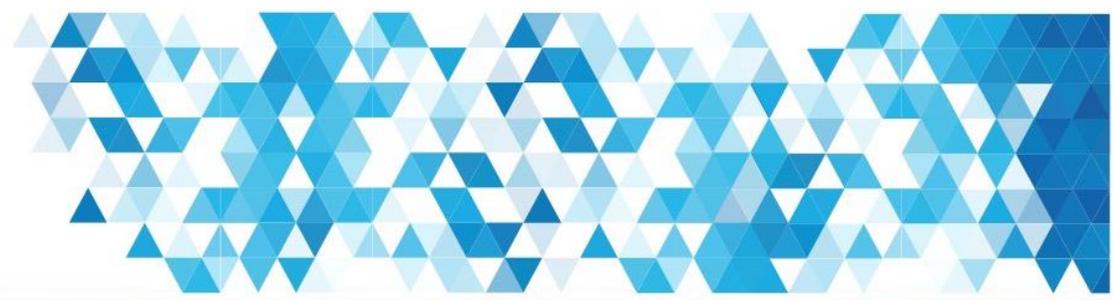


1ST FLOOR
858 sq.ft. (79.7 sq.m.) approx.



TOTAL FLOOR AREA : 2084 sq.ft. (193.6 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.



ON THE GROUND FLOOR

ENTRANCE HALL

Composite entrance door with chrome door furniture, outside light, limestone effect porcelain flooring and skirting, underfloor heating, decorative pendant lighting, stairs to first floor, oak feature hand rail and glass balustrade, understairs cupboard housing media box, meters, camera, additional storage cupboard, door to:

CLOAKROOM

White wash hand basin black mixer tap with cupboard beneath, limestone effect porcelain tiled floor and skirting, low level WC, downlighters, window to front.

UTILITY ROOM 9' 9" x 8' 8" (2.97m x 2.64m)

Range of Indigo blue door and drawer fronts with antique brass engineered turned handles, white granite worksurfaces, single sink with inlaid drainer, black mixer tap, limestone effect porcelain tiled floor and skirting, downlighters, integrated washer/dryer, built in cupboard with hot water cylinder. door to side.

KITCHEN/DINER 19' 10" x 15' 6" (6.04m x 4.72m)

Beautifully designed Gardiner Kitchen (Bethersden Woodgrain design) with Indigo door and drawer fronts, with antique brass engineered turned handles, eye level units with complimenting cream door and matching antique brass handles, granite work surfaces and upstand, 1 and half bowl sink with inlaid drainer, black mixer tap, pull out bin/waste bin drawer, deep pan drawers, integrated fridge/freezer, single oven and 4 burner induction hob and extractor

above, integrated dishwasher, and wine chiller, downlighters, limestone effect porcelain floor tiles with underfloor heating, decorative pendant lighting, window to front, LED under cabinet lighting, double casement doors overlooking garden.

LOUNGE 13' 2" x 12' 11" (4.01m x 3.93m)

Herringbone style oak flooring, brick fireplace, oak Bressummer beam log burner, marble hearth, bi-fold doors out to garden with countryside views.

STUDY 12' 10" x 9' 7" (3.91m x 2.92m)

Herringbone style oak flooring, double casement doors overlooking garden, window to side, downlighters.

ON THE FIRST FLOOR

LANDING

Access to roof space, airing cupboard.

PRINCIPAL BEDROOM 13' 0" x 12' 5" (3.96m x 3.78m)

Double casement doors with Juliette balcony overlooking garden with countryside views, downlighters, door to:

ENSUITE

Limestone effect porcelain floor tiles and skirting, half tiled walls, white Bateau bath with black mixer taps, corner shower cubicle with black rainforest shower head and additional shower attachment, white low level WC, floating white hand basin with black mixer tap, cupboard beneath, downlighters, feature ecclesiastical window, black heated towel rail.

BEDROOM 2 13' 3" x 12' 0" (4.04m x 3.65m)

Bi Fold doors overlooking decked balcony with glass balustrades with far reaching countryside views, downlighters.

BEDROOM 3 12' 10" x 12' 4" (3.91m x 3.76m)

Double casement doors with Juliette balcony overlooking garden, downlighters.

BEDROOM 4 10' 5" x 9' 5" (3.17m x 2.87m)

Two full length windows to front, downlighters.

FAMILY BATHROOM

Limestone effect porcelain floor tiles and skirting, half tiled walls, white Bateau bath with black mixer taps, corner shower cubicle with black rainforest shower head and additional shower attachment, white low level WC, floating white hand basin with black mixer tap, cupboard beneath, downlighters, feature ecclesiastical window, black heated towel rail.

OUTSIDE

The property stands amidst a generous plot with a good road frontage, ranch fencing to the flank and rear elevations. Stone chipped driveway with granite edging, lawn, recently planted natural species hedging. From the rear the infinity lawn abutting open countryside enjoys un-interrupted views with a canopied patio area adjacent to the house, ample parking and turning area, detached oak framed cart ban with electric light and power and charging point. Samsung air source heat pump, outside security lighting and driveway lighting, timber garden shed. The plot is flanked at the side and rear by mature trees providing dappled shade on sunny days.



SALES OFFICES
01622 671200



sales@ferrisandco.net
www.ferrisandco.net



Penenden Heath Parade,
Penenden Heath, Maidstone, Kent ME14 2HN

