



FOUNDATION

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22, Ware Street, Bearsted, Maidstone, ME14 4PQ

2 BEDROOMS | 1 BATHROOM | 2 RECEPTIONS



Freehold



## 22, Ware Street, Bearsted, Maidstone, ME14 4PQ

- Enchanting End Of Terrace Cottage
- Two Bedrooms & Updated Bathroom
- Recently Installed Fully Integrated Kitchen
- Creatively Configured & Artistically Presented
- Open Plan Kitchen Dining Room
- Beautiful 100 Ft Rear Garden
- Permit Parking - £25 A Year
- Sought After Location In Bearsted

### SITUATION:

The property is situated in the highly sought-after village of Bearsted, just moments from the mainline station with links to London and within walking distance of the village green and its many local amenities, restaurants, cafes and bars.

Bearsted is an idyllic Kentish village, centred around a picturesque green and flanked by fine period residences, traditional pubs such as The White Horse and The Oak on the Green, The Fish on the Green restaurant, and a selection of village shops, including the renowned Crouch Butchers. Other local amenities include a post office, express supermarket, library, doctor's surgery, petrol station, Bearsted Golf Club, Bearsted & Thurnham Tennis Club, and a mainline railway station offering a regular and direct service to London.

The village is surrounded by beautiful countryside, including the Bearsted Woodland Trust, and offers easy access to the

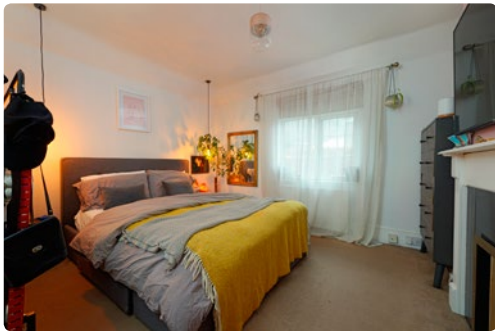
North Downs and the Pilgrims Way—ideal for those who enjoy walking and other outdoor pursuits. For equestrian enthusiasts, there are nearby stables, livery yards, and extensive bridleways.

The neighbouring village of Leeds is home to the historic Leeds Castle. Set within over 500 acres of stunning parkland, this 900-year-old castle—often referred to as "the loveliest castle in the world"—attracts visitors from across the globe.

For a broader range of amenities, the nearby county town of Maidstone offers extensive shopping, educational, and leisure facilities, including several grammar schools, the Fremlin Walk Shopping Centre, three railway stations, and a hospital.

Bearsted Station provides a direct rail link to London, while nearby Junction 7 of the M20 offers excellent road access to both the capital and the coast.





#### DESCRIPTION:

An enchanting two-bedroom end-of-terrace cottage, ideally situated in the sought-after village of Bearsted and enjoying a desirable position with a rear garden extending to approximately 100 ft.

The current owner has a keen eye for detail and a natural flair for interior design, having thoughtfully enhanced the property with artistic décor, new flooring, and a recently installed, fully integrated kitchen featuring sleek stone worktops.

Dating back to the early 1900s, the cottage retains much of its original period charm and elegant character. The façade is typical of the era, showcasing exposed brickwork and white-framed windows.



The main entrance is located to the side of the property, set securely behind a gated garden, and opens directly into the kitchen.

This space has been transformed in recent months and now boasts a stylish integrated kitchen complemented by striking geometric floor tiles, brushed brass fixtures, metro tiles and stone worktops. A butler sink with mixer tap overlooks the window, while the fridge freezer, oven, and hob are seamlessly integrated within bold green cabinetry.

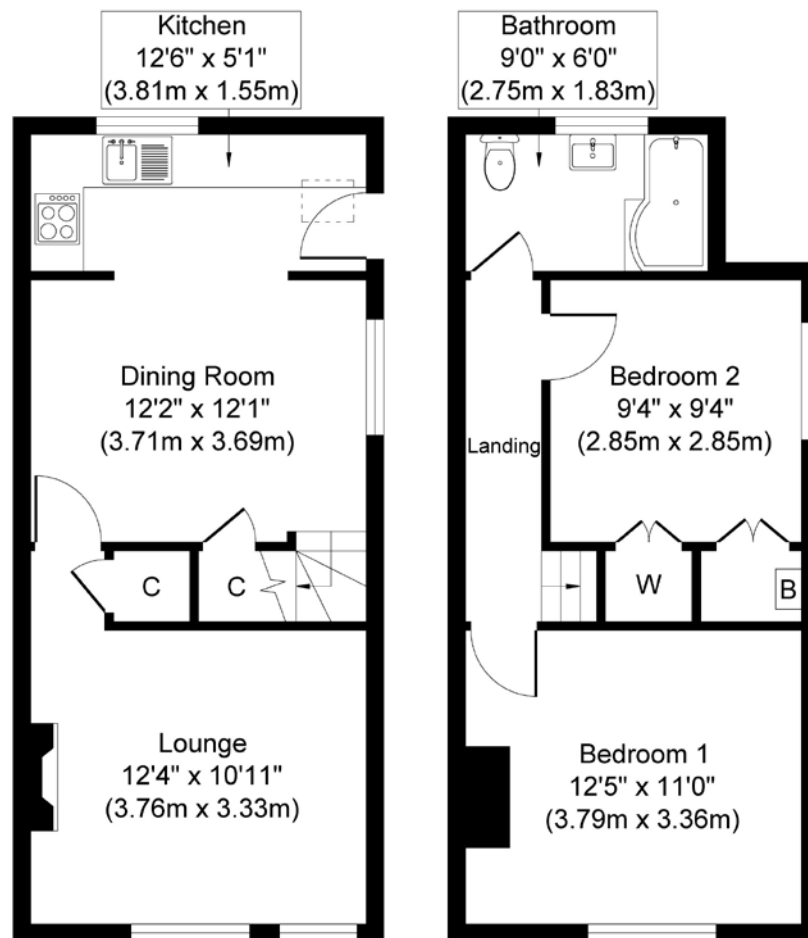
The kitchen is partially open to the dining room via a split-level design, creating a sociable and light-filled space, with pendant lighting clearly defining the dining area.

The sitting room features a charming chimney breast housing a wood-burning style stove, providing a warm and inviting focal point.

Upstairs, the beautifully painted staircase, dressed with a wool stair runner, leads to the first floor where there are two well-proportioned double bedrooms and a recently updated bathroom comprising a shower over bath, WC, and wash basin.

#### OUTSIDE:

The rear garden stretches to over 100 ft and is mainly laid to lawn, interspersed with established shrubs and young trees. Fully enclosed, the garden offers a safe environment for children and pets while remaining private, peaceful, and ideal for outdoor enjoyment.



TOTAL FLOOR AREA: 715 sq. ft (66 sq. m)



EPC RATING  
D



COUNCIL TAX BAND  
C



GENERAL INFORMATION  
All services are mains connected

Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD

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