



**Plantation Lane, Bearsted, Maidstone, Kent, ME14 4BH**  
**Offers In Excess Of £575,000**





**\*\* GUIDE PRICE: £575,000 - £600,000 \*\* PLANNING PERMISSION GRANTED \*\***

An exquisite 1930s Art Deco residence, elegantly positioned on a highly sought-after street in central Bearsted. Spanning over 1,600 square feet in total, including a charming fully insulated outbuilding, this beautifully modernised home has been thoughtfully extended to the rear, revealing a stunning c85ft south-facing garden, perfect for enjoying sunny days with family and friends. With the added benefit of planning permission for a double storey rear extension. Tenure: Freehold. EPC Rating: C. Council Tax Band: E.





## SUMMARY

As you approach, the property greets you with an attractive resin driveway that accommodates up to three vehicles, enhancing its welcoming appeal. Step inside to find a spacious entrance hall leading to a bright and airy sitting room, featuring the original stepped fireplace that houses a cosy log burner, creating an inviting atmosphere. The heart of the home boasts a versatile family room seamlessly connected to an open-plan dining area and kitchen, complete with French doors that spill out onto the enchanting rear garden, a perfect setting for entertaining loved ones. Completing the ground floor are a handy utility room and a convenient WC. Upstairs, you will find two double bedrooms and one single. The principal suite impresses with its large bay window and a substantial built-in wardrobe, while a chic family bathroom serves all bedrooms with modern elegance.

The stunning garden further enhance this property, with it being a south facing aspect and primarily laid to lawn, offering a tranquil sun trap ideal for relaxation. Enjoy alfresco dining on the composite decking, which provides ample seating for gatherings with family and friends. An impressive insulated outbuilding, complete with a storage area, presents the perfect opportunity for a home gym, office, or additional entertaining space.

## LOCATION

Situated in the centre of Bearsted, ideally located 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 just a short 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

#### Family Room

#### Sitting/Dining Room

#### Kitchen/Breakfast Room

#### Utility Room

#### Cloakroom

### First Floor:

#### Bedroom One

#### Bedroom Two

#### Bedroom Three

#### Family Bathroom

## EXTERNALLY

### Garage

### Driveway

### Rear Garden


### Garden Room

### Shed

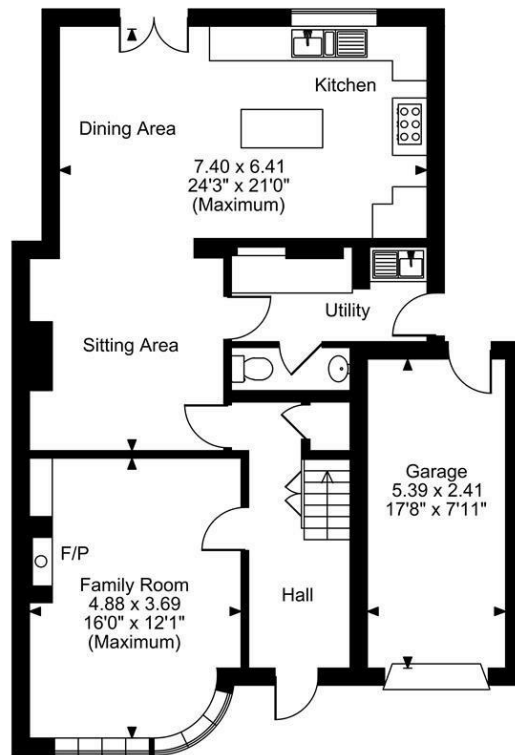
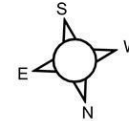
## VIEWING

Strictly by arrangement with the Agent's Bearsted Office, 132 Ashford Road, Bearsted, Maidstone, Kent ME14 4LX. Tel: 01622 739574.

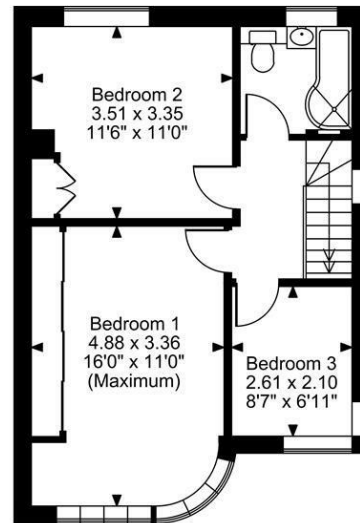
## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

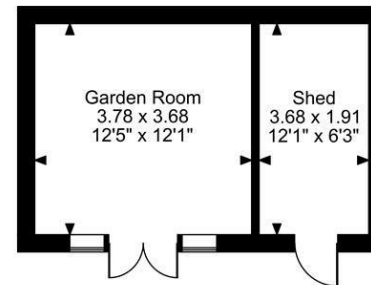
Plantation Lane, Bearsted, Maidstone, Kent  
 Approximate Gross Internal Area  
 Main House = 1232 Sq Ft/114 Sq M  
 Garage = 140 Sq Ft/13 Sq M  
 Outbuilding = 231 Sq Ft/21 Sq M  
 Total = 1603 Sq Ft/148 Sq M



Ground Floor



First Floor



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

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