



**Coppers St. Faiths Lane, Bearsted, Maidstone, Kent, ME14 4JN**  
**Offers In Excess Of £1,300,000**



**\*\* GUIDE PRICE £1,300,000 - £1,400,000 \*\*** Set on an impressive plot of just over two-thirds of an acre, this substantial four/five bedroom detached residence is nestled on one of Bearsted's most desirable roads, surrounded by prestigious homes. With enormous potential for expansion and modernisation, this property is a gem waiting to be transformed. Included within the grounds is a building plot that boasts full planning permission and in principal infrastructure agreements, presenting an exceptional opportunity for development or option for multigenerational living. The building plot could yield a gross development value (GDV) of approximately £750,000, making this an attractive investment opportunity. Tenure: Freehold. Council Tax Band: G. EPC rating: TBC.



## SUMMARY

As you approach the property along the long driveway, you will find ample parking available for multiple vehicles. Stepping inside, you're welcomed by an expansive hallway that features a magnificent oak bifurcated staircase. The ground floor boasts a bright and airy sitting room, complete with sliding patio doors that open directly onto the garden. Adjoining this is a spacious dining room that connects to a utility room, alongside a large kitchen that overlooks the serene rear garden. The principal bedroom is equipped with built-in wardrobes and a hidden door leading to a generous en-suite shower room. Completing the ground floor are two further double bedrooms, one currently utilised as a study, and a family bathroom fitted with both a bath and shower, in addition to a separate WC. Moving upstairs, you'll discover two more double bedrooms, a modern shower room, and expansive eaves storage that could potentially be converted into additional bedroom space if required, subject to obtaining planning permission.

Externally, the large double garage includes storage above and offers parking for cherished vehicles; and it could also be adapted for various other uses if desired. The rear garden is predominantly laid to lawn with established borders, and features a spacious paved seating area, perfect for entertaining family and friends.

Additionally, the building plot situated at the front of the property presents an exciting opportunity to develop a three-bedroom detached property with its own private garden, ideal for those seeking multigenerational living. This plot could also be sold as a completely separate dwelling once constructed. Provisional infrastructure agreements are already in

place for service connections, saving considerable costs. Full planning permission details can be found on Maidstone's planning portal under reference: 24/501083/FULL.

## 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 6 minute 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.

## GROUND FLOOR

Entrance Hall

Lounge

Dining Room

Kitchen

Utility Room

W.C.

Principal Bedroom

En-suite Shower Room

Bedroom Two

Bedroom Five/Study

Family Bathroom

## FIRST FLOOR

Landing

Bedroom Three

Bedroom Four

Shower Room

Eaves storage

EXTERNALLY

Front Garden

Driveway


Double Garage

Rear Garden

## 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

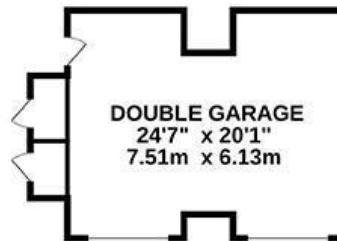
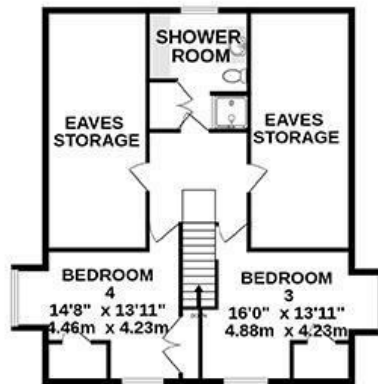
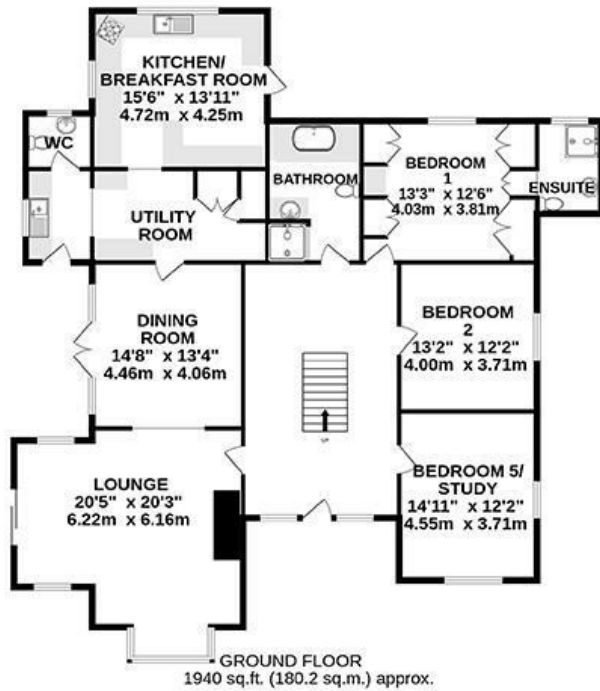
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Approximate Gross Internal Area

Main House = 264.92 SqM. 2,851sq.ft

Garage = 46.9 SqM 74sq.ft

Total =312 SqM. 3,358 sq.ft



TOTAL FLOOR AREA : 3358 sq.ft. (312.0 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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