



**Old Timbers The Green
Bearsted, Maidstone
ME14 4DN**

Offers in the Region of £750,000

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Description

A rare opportunity to acquire this charming Grade II Listed mid-18th Century semi-detached cottage, idyllically positioned overlooking the village green. Lovingly owned by the current vendors for almost 50 years, the property is rich in character and period charm throughout.

The accommodation offers an abundance of original features including exposed beams, sash windows and impressive fireplaces. The ground floor comprises a welcoming dining room, a superb sitting room centred around a striking inglenook fireplace, a cottage-style kitchen/breakfast room and a family bathroom.

To the first floor is a generous principal bedroom with en-suite shower room, together with a further double bedroom. Two separate landings, accessed via a split staircase arrangement, lead to two additional double bedrooms on the second floor, creating a unique and characterful layout.

Externally, the property benefits from a generous gravel driveway providing ample off-road parking to the front, while to the rear lies a truly delightful cottage garden extending to approximately 80 ft in length. Thoughtfully planted to provide continuous colour and interest throughout the summer months, the garden offers a peaceful and picturesque outdoor setting.

The property is ideally situated for excellent local amenities and transport links, with Bearsted mainline station just a short walk away, offering direct services to London. Viewing is highly recommended to fully appreciate the charm, character and enviable setting of this exceptional home.

Location

The outlook from the front of the property is delightful overlooking The Village Green, flanked by other period properties, Gastro pubs and restaurants. There is a selection of shops within a 100 metres catering for everyday needs, with the local library and mainline railway station connected to London on The Victoria Line. Educationally the village boasts an excellent infant and junior school with a wide selection of clubs including tennis, bowls, football, cricket, golf, brownies and guides, cubs and scouts. Uniquely Bearsted has The Woodland Trust with its 26 acres of amenity land. Maidstone The County Town is some 3 1/2 miles distant and has a wider selection of amenities including two museums, theatre, county library, multi-screen cinema and a wide selection of schools and colleges for older children in and around the town centre. 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

VIEWINGS STRICTLY BY APPOINTMENT

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

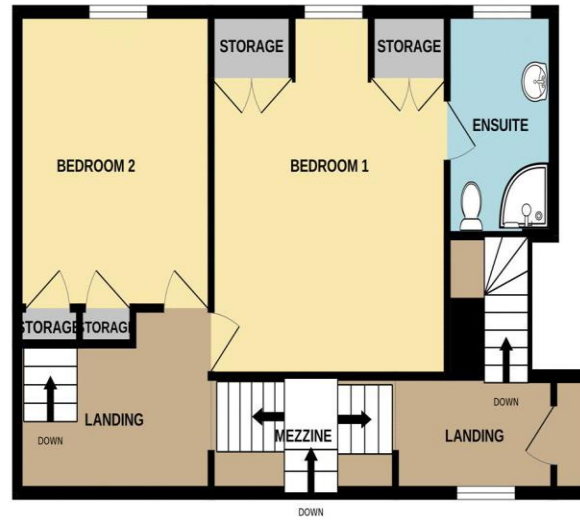


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

GROUND FLOOR
809 sq.ft. (75.2 sq.m.) approx.



1ST FLOOR
624 sq.ft. (57.9 sq.m.) approx.



2ND FLOOR
320 sq.ft. (29.8 sq.m.) approx.



TOTAL FLOOR AREA : 1753 sq.ft. (162.9 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

DINING ROOM 12' 3" x 11' 5" (3.73m x 3.48m)

An impressive braced and studded oak entrance door with blackened ironmongery opens into a welcoming reception space with recessed door mat. A traditional sash window to the front elevation enjoys a desirable southerly aspect, affording delightful views across the village green. Character features abound, including exposed oak beams, a striking natural brick fireplace with hearth and suppring oak bressummer beam, together with bespoke built-in cabinetry incorporating a glazed display cabinet. Further enhancements include elegant dado detailing, twin wall light points and a double radiator.

INNER HALLWAY 10' 6" x 9' 9" (3.20m x 2.97m)

A charming and characterful reception area featuring exposed beams and a staircase rising to the first floor with traditional wooden balustrading and useful understairs storage cupboard. A window and half-glazed door provide views of and access to the rear garden, while further features include a radiator and wall light point.

LOUNGE 16' 9" x 15' 3" (5.10m x 4.64m)

An impressive and beautifully proportioned reception room, centred around a magnificent inglenook fireplace featuring a natural brick surround and hearth, fitted wood-burning stove and substantial supporting oak bressummer beam. Two windows to the front elevation enjoy a desirable southerly aspect, flooding the room with natural light. Further character features include exposed beams, bespoke built-in cabinetry with display shelving and storage cupboards, three wall light points and a double radiator.

KITCHEN / BREAKFAST ROOM 13' 7" x 13' 3" (4.14m x 4.04m)

A charming cottage-style kitchen/breakfast room, thoughtfully fitted with a range of high and low level cabinetry featuring painted door and drawer fronts

complemented by wood-effect work surfaces. Features include a glazed display cabinet, acrylic sink with drainer and mixer tap, space for a fridge freezer and plumbing for a dishwasher. A striking Rangemaster-style Cookcentre range cooker forms the focal point of the room, complete with six-burner gas hob, hot plate, glass splashback and extractor hood above. A window overlooks the rear garden, while further character is provided by exposed beams and painted brickwork. Additional features include tiled splashbacks, wood-effect laminate flooring and a radiator.

UTILITY ROOM 11' 9" x 6' 0" (3.58m x 1.83m)

Fitted with practical vinyl flooring and offering excellent utility space, with room for a chest freezer and tumble dryer together with plumbing for a washing machine. Further features include a wall-mounted double storage cupboard, radiator, window to the rear elevation and door leading to:

DOWNSTAIRS BATHROOM 8' 0" x 6' 3" (2.44m x 1.90m)

Appointed with a white suite complemented by chrome fittings, comprising a wash hand basin with mixer tap and vanity storage beneath, together with a panelled bath fitted with shower over and glazed screen. Additional features include tiled splashbacks, exposed beams, radiator, extractor fan and a window to the rear elevation providing natural light.

CLOAKROOM

Fitted with a white suite complemented by chrome fittings, comprising a low-level WC and wash hand basin with tiled splashbacks. Additional features include vinyl flooring, extractor fan, side aspect window and a built-in cupboard housing the gas-fired boiler.

ON THE FIRST FLOOR

LANDINGS

The property benefits from two separate landings arranged off a split staircase, enhancing both the character and

individuality of the accommodation. Each landing enjoys natural light from its own window and is further complemented by exposed beams, a radiator and a wall light point, while one also incorporates a useful built-in airing cupboard. From these landings, individual staircases rise to the two second-floor bedrooms, creating a distinctive and appealing layout.

BEDROOM 1 15' 5" x 13' 6" (4.70m x 4.11m)

A charming and generous double bedroom enjoying a traditional sash window to the front elevation, affording a desirable southerly aspect with delightful views across the village green. A striking cast iron fireplace with brick surround and oak bressummer beam provides an attractive focal point, complemented by exposed beams that enhance the room's character. Further features include two fitted double wardrobe cupboards, two wall light points, radiator and door leading to:

EN-SUITE SHOWER ROOM 9' 0" x 6' 0" (2.74m x 1.83m)

Beautifully appointed with a contemporary white suite complemented by chrome fittings, comprising a WC with concealed cistern set within a vanity unit with adjoining storage cupboard, together with a wash hand basin featuring mixer tap and vanity cupboards beneath. A walk-in shower enclosure is fitted with a Matki shower and glazed screen. A traditional sash window to the front elevation enjoys a desirable southerly aspect, while further features include exposed beams, tiled splashbacks and flooring, a chromium-plated heated towel rail and extractor fan.

BEDROOM 2 12' 6" x 11' 8" (3.81m x 3.55m)

A characterful bedroom featuring a traditional sash window to the front elevation, enjoying a desirable southerly aspect with attractive views across the village green. Further features include exposed beams, two useful built-in storage cupboards and a radiator.



ON THE SECOND FLOOR

BEDROOM 3 13' 7" x 12' 1" (4.14m x 3.68m)

Accessed via its own private staircase, this charming bedroom also benefits from an interconnecting door to the neighbouring bedroom, offering flexibility of use. A south-facing oak-framed window to the front elevation enjoys delightful views across the village green, while further features include a built-in wardrobe cupboard, exposed beams and wall light point.

BEDROOM 4 12' 1" x 11' 8" (3.68m x 3.55m)

Also accessed via its own private staircase, this delightful bedroom enjoys an interconnecting door to Bedroom Three, providing versatile accommodation options. A south-facing oak-framed window to the front elevation affords beautiful views across the village green, while a wall light point together with exposed beams adds to the room's character and ambience.

OUTSIDE

To the front of the property, a gravelled driveway provides ample off-road parking for up to four vehicles, enclosed by fully fenced and established hedged boundaries. The frontage is attractively landscaped with a variety of mature trees and shrubs, creating a welcoming approach and a good degree of privacy.

The rear garden is a truly delightful cottage-style haven extending to approximately 80 ft in length. Thoughtfully landscaped and carefully planted to provide colour and interest throughout the summer months, the garden has been designed so that as one variety fades, another comes into bloom, ensuring a continually evolving display. Brick-paviour patios are positioned both immediately adjoining the house and further within the garden, creating ideal spaces for outdoor dining and relaxation. Meandering brick pathways lead through beautifully stocked borders rich in mature trees and shrubs, deep herbaceous planting, espalier fruit trees, irises and climbing roses, all

contributing to the garden's charm and sense of tranquillity. An ornamental wildlife pond and bug hotel further enhance the natural appeal of the setting. Additional features include a pergola, trellis adorned with climbing plants, greenhouse, timber shed, outside lighting, water butt and side pedestrian access to the front.



Directions

From our Bearsted office proceed in a easterly direction onto the Green and the property will be found a short distance along on the left hand side, as indicated by our sign board.



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