



41 Ragstone Road
Bearsted, Maidstone
ME15 8PB

Guide Price £400,000 to £425,000

**41
Ragstone Road
Bearsted
Maidstone
ME15 8PB**



Description

Situated in the sought after location of Bearsted, within easy walking distance of Madginford Primary School, excellent local amenities and transport links, this beautifully extended semi-detached family home offers spacious and versatile accommodation, ideal for modern family living.

The ground floor has been thoughtfully extended to the rear, creating a stunning, light-filled dining/family room that provides the perfect space for entertaining guests or enjoying everyday family life. The accommodation comprises an entrance hallway, downstairs cloakroom, spacious lounge, fitted kitchen, an additional reception room currently used as a study/potential fourth bedroom, together with a converted garage that is presently arranged as a utility room and cosy snug.

To the first floor are three bedrooms and a well appointed family bathroom featuring a freestanding roll-top bath and separate shower cubicle. Outside, the property enjoys a secluded, low-maintenance west-facing rear garden, providing an ideal setting for afternoon and evening sunshine. To the front, a brick-paviour driveway offers off-road parking for two vehicles.

Properties in this highly desirable Bearsted location are always in demand, and with its generous living space, versatile layout and excellent position close to outstanding amenities and schools, early viewing is highly recommended.

Location

Bearsted offers an excellent selection of local amenities including shops on the Ashford Road and around the Village Green, medical centre, chemist and post office, mainline railway station connected to London, library and 24 acres of amenity land known as the Woodlands Trust for all to use. There are excellent sporting facilities and clubs including Tennis, Bowls, Football, Cricket and Golf together with Brownies and Guides, Cubs and Scouts. Educationally the area is well served with the local Madginford School, catering for infants and juniors. Maidstone town centre is a short bus ride away and has a wider selection of schools and colleges for older children, together with excellent shopping facilities at The Mall and Fremlins Walk, two museums, theatre, County library and a multi-screen cinema. Mote Park is 3/4 mile distant and has 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

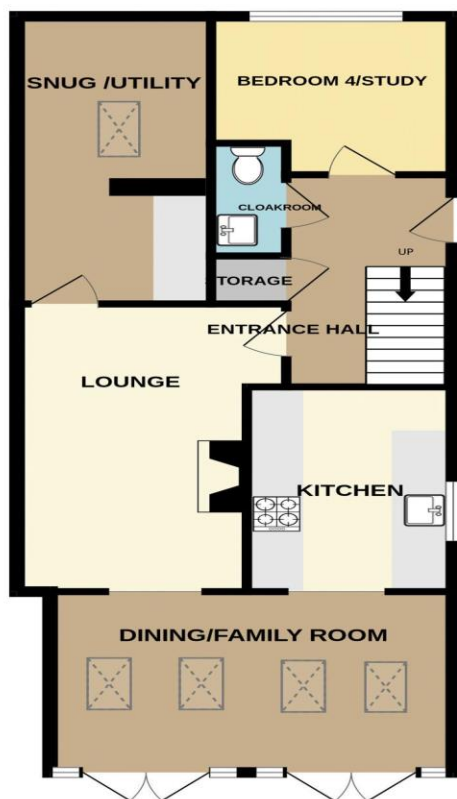
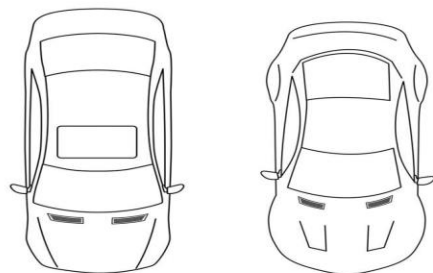
D

VIEWINGS STRICTLY BY APPOINTMENT

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



GROUND FLOOR
667 sq.ft. (61.9 sq.m.) approx.



1ST FLOOR
384 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA : 1050 sq.ft. (97.6 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.
Made with Metropix ©2026



ON THE GROUND FLOOR

ENTRANCE HALL 12' 6" x 6' 2" (3.81m x 1.88m)

Composite entrance door with decorative glazed inserts opening into a welcoming entrance hall featuring oak-effect wood laminate flooring and a recessed entrance mat. Staircase rising to the first floor with timber balustrade and newel posts, understairs storage cupboard, additional built-in storage cupboard housing the consumer unit, and radiator.

CLOAKROOM

Low-level WC, wash hand basin with mixer tap, radiator, extractor fan, and attractive decorative wood panelling with a display shelf.

LOUNGE 16' 11" x 11' 5" (5.15m x 3.48m)

Four wall light points, contemporary electric feature fireplace with modern surround, open plan to:

DINING / FAMILY ROOM 10' 4" x 17' 2" (3.15m x 5.23m)

Wood-effect LVT flooring, four Velux windows, two sets of double casement doors with glazed side panels opening onto the west-facing rear garden, feature circular side window, and vertical radiator.

KITCHEN 10' 11" x 7' 9" (3.32m x 2.36m)

Fitted with a comprehensive range of matching wall and base units with wooden door and drawer fronts, complemented by black granite-effect work surfaces, tiled splashbacks and matching upstands. Stainless steel one-and-a-half bowl sink unit with mixer tap and drainer, integrated Stoves oven and grill with four-burner gas hob and extractor hood above, pull-

out larder cupboard, plumbing for both a washing machine and dishwasher, space for a fridge/freezer, breakfast bar, ceramic tiled flooring, under-cabinet lighting and recessed low-voltage spotlights.

STUDY / BEDROOM 4 8' 10" x 9' 1" (2.69m x 2.77m)

Double radiator, window to front with fitted blinds.

UTILITY ROOM

Wall-mounted storage cupboards, wood-effect work surface, space for a tumble dryer, and housing for the utility service meters.

SNUG

Sky light window and recessed low-voltage spotlights.

ON THE FIRST FLOOR

LANDING 6' 9" x 4' 2" (2.06m x 1.27m)

Side aspect window fitted with blinds, access to the loft space housing the Worcester combination boiler, supplying domestic hot water and central heating throughout the property.

BEDROOM 1 12' 5" x 10' 7" (3.78m x 3.22m)

Front aspect window fitted with blinds, double radiator, and an attractive feature wall incorporating decorative dado-height panelling with floral wallpaper above.

BEDROOM 2 11' 1" x 10' 5" (3.38m x 3.17m)

Double radiator and rear aspect window enjoying a westerly outlook.

BEDROOM 3 8' 7" x 7' 3" (2.61m x 2.21m)

Front aspect window, radiator, and built-in wardrobe with sliding doors.

BATHROOM 7' 11" x 7' 4" (2.41m x 2.23m)

Stylish white suite with contemporary chrome and brass fittings, comprising a vanity unit with inset wash hand basin and brass mixer tap, low-level WC with concealed cistern, and useful storage cupboards. Freestanding double-ended roll-top bath with traditional claw feet, separate walk-in shower enclosure with glazed screens, ceramic tiled flooring, fully tiled walls, chromium-plated heated towel rail, extractor fan, recessed low-voltage spotlights, and a rear aspect window enjoying a westerly outlook.

OUTSIDE

To the front of the property is a brick-paviour driveway providing off-road parking for two vehicles, together with gated pedestrian side access to the rear garden.

The attractive west-facing rear garden enjoys a high degree of privacy and features a brick-paviour patio and raised decking immediately adjoining the house, leading onto a well-maintained lawn with mature, well-stocked flower and shrub borders. Additional benefits include a timber garden shed, enclosed fenced boundaries, outside lighting and an external water tap.



SALES OFFICES
01622 671200



sales@ferrisandco.net
www.ferrisandco.net



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

