



2 Upper Chimes
Bearsted, Maidstone
ME14 4RG

Offers in Excess of £700,000

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Description

Rare opportunity to acquire this highly desirable family home, occupying a prestigious location backing on to a nature reserve with a south facing rear garden. Approached by a private driveway, offering highly versatile accommodation arranged on two floors, extending to in excess of 1700 sq ft.

Charming ornamental gardens well stocked with shrubs featuring sunny and shaded seating areas with an extending canopy over the paved patio, well fitted kitchen, orangery, fitted French shutters, underfloor heating downstairs, four bedrooms, bathroom and en-suite. Bonus garden room and a former garage converted into utility, gym/home office and store room. Viewing highly recommended.

Location

Bearsted village is highly desirable with a good selection of local shops which provide for everyday needs with a lovely choice of gastro pubs and restaurants around The Village Green, Library and mainline railway stations connected to London on the Victoria line. Within in the village and on the Ashford Road there is a wider selection of shops, medical centre and chemist with supermarket. Educationally the area is well served with local Roseacre and Thurnham schools catering for infants and juniors. The village also boasts a wide selection of sporting facilities and clubs including tennis, bowls, football, cricket and golf and there are 22 acres of amenity land known as the woodlands trust for all to enjoy. Maidstone the County town is some three miles distant and as a wide selection of amenities and schools and colleges for older children, excellent shopping facilities at The Mall and Fremlins Walk, two museums, theatre, County library, multi-screen cinema and Mote Park is within two miles 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

G

VIEWINGS STRICTLY BY APPOINTMENT

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

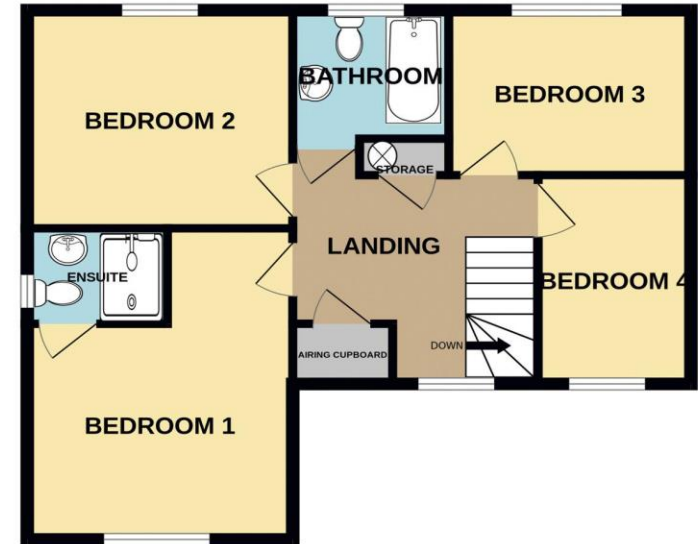


Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
1139 sq.ft. (105.8 sq.m.) approx.



1ST FLOOR
589 sq.ft. (54.7 sq.m.) approx.



TOTAL FLOOR AREA : 1728 sq.ft. (160.5 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

PILLARED ENTRANCE CANOPY

With corbelled brick work, outside light, CCTV and half glazed hard wood entrance door with chrome furniture, brick paviours.

ENTRANCE HALL 12' 0" x 8' 2" (3.65m x 2.49m)

Ceramic tiled flooring, stairs to first floor with timber balustrade, underfloor heating.

CLOAKROOM

Ceramic tile flooring with underfloor heating, white suite with chrome fittings, low level WC, wash hand basin with mixer tap and metro tiling splashback, window to rear.

LOUNGE 18' 4" x 11' 4" (5.58m x 3.45m)

Multi fuel wood burning stove with limestone fire surround, brick inset, marble and slate hearth, underfloor heating, bay window with fitted French shutters to front.

SITTING ROOM 11' 5" x 9' 3" (3.48m x 2.82m)

Ceramic tiled flooring with underfloor heating, double casement doors to:

ORANGERY 13' 1" x 10' 10" (3.98m x 3.30m)

Brick built with an insulated roof with two fixed rooflights, bi-folding doors into the rear garden.

KITCHEN / BREAKFAST ROOM 13' 8" x 17' 3" (4.16m x 5.25m)

A comprehensive range of high and low level units with horizontal beech wood finish door and drawer fronts and complimenting black granite working surfaces, one and a half bowl undermount sink with stainless steel finish and a recessed drainer, five burner gas hob with extractor hood above, integrated Bosch washing machine and dishwasher, full length fridge, Smeg microwave, Neff oven and grill. Understairs storage cupboard housing consumer unit and underfloor heating pumps, dual aspect windows to the front with fitted French shutters and rear with fitted blind, low voltage recessed lighting, ceramic tiled floor with underfloor heating, single casement door to the rear garden.

ON THE FIRST FLOOR

LANDING 11' 5" x 9' 0" (3.48m x 2.74m)

Spacious landing with built-in airing cupboard housing Santon Premier Plus unvented hot water system, further built-in storage cupboard with clothes rail and light, window to front, access to roof space, radiator.

BEDROOM 1 14' 7" x 11' 6" (4.44m x 3.50m)

Window to front affording a pleasant outlook with views of the North Downs, radiator, door to:

EN-SUITE SHOWER ROOM

White suite with chrome fittings, low level WC with concealed cistern, wash hand basin with mixer tap, tiled splashback and cupboards beneath, step in shower cubicle with Aqualisa shower, handheld shower head and rainforest shower head, glass screen and marble effect aqua boarding, chromium plated heated towel rail, window to side, fully tiled walls and flooring, low voltage recessed lighting, extractor fan.

BEDROOM 2 10' 0" x 11' 5" (3.05m x 3.48m)

Window to rear with a pleasant outlook, southern aspect, radiator.

BEDROOM 3 10' 6" x 8' 1" (3.20m x 2.46m)

Window to rear with a pleasant outlook, southern aspect, radiator.

BEDROOM 4 9' 0" x 6' 8" (2.74m x 2.03m)

Window to front with a pleasant outlook and views of the North Downs, radiator.

BATHROOM

White suite with chrome fittings, low level WC, sink with mixer tap, panelled bath with shower over and glass shower screen, chromium plated heated towel rail, fully tiled walls and flooring, low voltage recessed lighting, wall light point, extractor fan, window to rear, southern aspect.

FORMER GARAGE

UTILITY ROOM 9' 2" by 8' 3" A range of high and low level white units with contrasting black working surfaces, stainless steel sink with drainer, cupboard housing Viessman boiler (installed in March 2025 with a 12 year guarantee), plumbing for washing

machine, space for tumble dryer and freezer, low voltage recessed lighting, smoke alarm, ceramic tiled flooring, door to:

GYM / HOME OFFICE 11' 6" by 8' 6" Continuous ceramic tiled flooring, radiator, low voltage recessed lighting, access to insulated and boarded loft space, smoke alarm, door to: STORE ROOM 8' 6" by 6' 2" Storage area with access to the front via the former garage up and over entry door.

OUTSIDE

To the front of the property is a brick paviour driveway with parking to 3-4 vehicles, outside electrical power point, outside lighting, area decorated with plum slate and well stocked with mature trees and shrubs, hedged boundary, service meters, up and over entry door into former garage, pathway with iron railing leading to side pedestrian gate into the rear garden. To the rear is a south facing delightful ornamental garden featuring raised brick beds, ornamental fish pond, pergolas, paved patio adjacent to house, paved areas interspersed with plum slate, granite and shingle, fully fenced boundaries, well stocked with mature shrubs including Clematis, climbing Rose, Jasmine, Tuscan Conifers, Yew and Lavender which create a feast for the senses! Flanked by a nature reserve with Cherry Trees and Elder. The overall effect of this beautifully landscaped garden is a secluded tranquil paradise. Outside tap, water butt, outside lighting, timber shed, timber wendy house, electric awning over the patio and a garden room!

GARDEN ROOM 15' 2" x 9' 0" (4.62m x 2.74m)

Wooden double door entrance with wood laminate flooring, four windows overlooking the garden with fitted blinds, electric, light and power. The versatile space could make a fantastic home office or social space!

Directions

From our Bearsted Office proceed in a westerly direction into Ware Street, passing the railway station on the right hand side, turning left just before the railway bridge, follow the private drive to the left, upon reaching the Upper Chimes, the property will be found second on the left.



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