



4a Manor Close
Bearsted, Maidstone
ME14 4BY

Guide Price £600,000 to £650,000

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Description

An exceptional opportunity to acquire this beautifully designed detached two-bedroom bungalow, individually built by the current owners in 2018. Finished to an outstanding specification throughout, this truly turnkey home combines contemporary luxury with thoughtfully planned accommodation.

The property benefits from underfloor heating throughout, Mitsubishi air conditioning to the living areas, and stylish dark grey powder-coated aluminium windows and doors, including three sets of bi-fold doors that flood the home with natural light and seamlessly connect the interior with the gardens.

At the heart of the home is a stunning open-plan kitchen, dining and living area, featuring a high-quality fitted kitchen with integrated appliances and a central island, creating an ideal space for both everyday living and entertaining. There is also a separate utility room, a generous principal bedroom with a luxurious en-suite shower room, a second double bedroom, and a beautifully appointed bathroom.

In addition, the property offers excellent scope for further enlargement, with a substantial loft space providing potential for conversion into additional accommodation, subject to the necessary planning permissions, building regulations and any other required consents.

Approached via a shared driveway leading to a private driveway, the property provides off-road parking for multiple vehicles and benefits from a detached garage measuring approximately 18'7" x 12'6". The wraparound gardens have been thoughtfully landscaped to make the most of their desirable south-westerly aspect, offering a private and peaceful outdoor setting. Situated in a highly sought-after road, just a short distance from the Village Green, excellent local amenities and transport links, this exceptional home is offered for sale with no forward chain. Early viewing is highly recommended.

Location

Bearsted offers an excellent selection of local amenities unrivalled in the area, with shops providing for everyday needs, doctors surgery, chemist and post office. A selection of gastro pubs and restaurants around the Village Green, mainline railway station connected to London, Library and a highly regarded local infant and junior school. To the east of the village are 26 acres of amenity land known as the Woodlands Trust for all to enjoy. The County town is some two and half miles distant to the west and enjoys a wider selection of amenities with a selection of schools and colleges for older children in and around the town centre. The M20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and the Channel Ports. The village also boasts a wide selection of sporting facilities and clubs, including Tennis, Bowls, Football, Golf and Cricket together with Cubs and Scouts, Brownies and Guides.

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		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
1432 sq.ft. (133.0 sq.m.) approx.



TOTAL FLOOR AREA : 1432 sq.ft. (133.0 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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ON THE GROUND FLOOR

General Note: The property is fitted with underfloor heating throughout and boasts stylish dark grey powder-coated aluminium windows, doors and bi-folds with reflective glass.

ENTRANCE PORCH 4' 9" x 7' 10" (1.45m x 2.39m)

Windows to both sides provide an abundance of natural light. Amtico wood-effect flooring, a composite entrance door with glazed side panels, low-voltage recessed downlighting, and a door leading through to the magnificent open-plan kitchen, dining and living area.

OPEN PLAN KITCHEN / DINING / FAMILY ROOM

KITCHEN AREA 16' 7" x 11' 8" (5.05m x 3.55m)

An extensive range of high and low-level units featuring matte pale pastel blue door and drawer fronts, complemented by wood-effect work surfaces, two-tone blue and cream metro-tiled splashbacks with matching upstands. Acrylic one-and-a-half bowl sink with mixer tap and a window above overlooking the front. Integrated eye-level Neff Hide & Slide oven, Neff combination microwave oven, four-zone Neff induction hob with a contemporary extractor hood over, integrated dishwasher, waste disposal cabinet, and space for a fridge/freezer. A matching central island provides additional storage, including deep pan drawers, and creates an ideal space for informal dining. Low-voltage recessed downlighting and dark grey powder-coated aluminium bi-fold doors open onto the rear garden, enjoying a south-westerly aspect.

DINING AREA 19' 4" x 12' 2" (5.89m x 3.71m)

Amtico wood-effect flooring, dark grey powder-coated aluminium bi-fold doors opening onto the south-west facing rear garden, Mitsubishi air conditioning unit, and low-voltage recessed downlighting.

LOUNGE 16' 1" x 16' 9" (max) (4.90m x 5.10m)

A spacious living area, ideal for both entertaining and relaxing, featuring dark grey powder-coated aluminium bi-fold doors opening onto the south-west facing rear garden, a Mitsubishi air conditioning unit, and low-voltage recessed downlighting.

UTILITY ROOM 10' 6" x 6' 0" (3.20m x 1.83m)

Continuous Amtico wood-effect flooring, a range of built-in storage cupboards with wood-effect work surfaces incorporating an acrylic sink with mixer tap and drainer, plumbing for a washing machine and space for a tumble dryer. Wall-mounted Worcester gas-fired combination boiler, pale pastel blue metro-tiled splashbacks, low-voltage recessed downlighting and extractor fan. Half-glazed door with adjoining window providing access to the side garden.

BEDROOM 1 13' 10" x 12' 0" (4.21m x 3.65m)

A spacious double bedroom enjoying views over the side garden, with a window to the side and a door leading to:

EN-SUITE SHOWER 10' 6" x 5' 2" (3.20m x 1.57m)

Luxuriously appointed with a contemporary white suite and chrome fittings, comprising a concealed cistern WC, rectangular wash hand basin with mixer tap and vanity drawer storage beneath, and a walk-in shower enclosure with a rainfall shower head and separate handheld attachment. Finished with porcelain tiled walls and flooring, inset display niches, illuminated mirror, chrome heated towel rail, and a window to the side providing natural light and ventilation.

BEDROOM 2 12' 8" x 10' 1" (3.86m x 3.07m)

A further generously proportioned double bedroom with a window overlooking the side. Access is provided to the substantial loft space, which is boarded and fitted with lighting and a loft ladder, offering excellent additional storage.

GARAGE 18' 7" x 12' 6" (5.66m x 3.81m)

Electric roller shutter entrance door, fitted with overhead storage, wall-mounted storage cupboards, power and lighting.

OUTSIDE

The property is approached via a shared driveway leading to a private driveway, providing off-road parking for multiple vehicles. A paved pathway, flanked by low brick built dwarf walls and a raised planted bed, leads to the front entrance door. Additional features include outside lighting, two side pedestrian gates providing access to the rear garden, and a detached garage. T

he beautifully maintained rear garden wraps around the property, creating a generous and private outdoor space. A paved patio immediately adjoins the house, enjoying a desirable south-westerly aspect and providing the perfect setting for outdoor entertaining. The garden is predominantly laid to lawn and is well stocked with an attractive variety of mature trees and shrubs, including ferns, honeysuckle, wisteria and acer. Continuing around the side of the property is a further lawned area with a timber garden shed, outside lighting and an external tap.

Directions

From our Bearsted office proceed in a southerly direction into Yeoman Lane, passing the Village Green on the left hand side. Manor Close will be found third turning on the left, the property being a short distance along on the left, signposted at the end of the shared driveway with No.4 Manor Close.



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