



**Ware Street, Bearsted, Maidstone, Kent, ME14 4PQ**

**Price £800,000**



This impressive five-bedroom detached residence is ideally located close to Bearsted Green and the mainline train station, set within a beautiful and secluded plot extending to a quarter of an acre. It offers superb multigenerational living, currently configured as a main residence with an attached annex which could be easily changed if required.

Tenure: Freehold. Council Tax Band: F. EPC rating: D.



### SUMMARY

You are welcomed to the property via a large block-paved driveway that accommodates up to seven vehicles. Enter through the bright and spacious entrance hall, featuring built-in storage, which leads to a generous kitchen/dining/family room with bi-fold doors to the rear, the fourth bedroom and a convenient W.C.

On the first floor, a spacious landing provides access to the principal bedroom, complete with a large en-suite shower and a walk-in wardrobe. This bedroom also features French doors that open onto an expansive roof terrace overlooking the manicured gardens, providing a high degree of privacy. Bedroom two offers the potential to be divided into two double bedrooms if desired, while bedroom three comfortably fits a double bed and both are served by a large luxury family bathroom, which could also be adapted to provide an en-suite for bedroom two.

The attached annex has its own front door and includes a sitting room that could be re-opened to the main house entrance hall through a doorway in the stud wall. The dining room at the rear opens onto the gardens via French doors. The annex features a double bedroom at the rear, a modern fitted kitchen, and a shower room, and it can easily be integrated back into the main residence to create a substantial single property if required.

Externally, the beautiful rear garden, is predominantly laid to lawn and features a large patio seating area, a pergola with additional seating underneath, and mature borders filled with trees, bushes, and shrubs. A very large insulated and air conditioned games room at the rear, accommodates a full-size snooker table and boasts a deck outside whilst an additional summer house offers further space for entertaining or working from home.

### LOCATION

Situated in the centre of Bearsted, ideally located to take full advantage of all the local amenities, including convenient transport links via the 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 few minutes walk from the picturesque Village Green with a selection of excellent pubs, café and restaurants. Leisure facilities include Bearsted golf, bowls and tennis clubs, whilst the beautiful grounds of both Leeds Castle and Mote Park are close by.

### ACCOMMODATION

#### MAIN HOUSE GROUND FLOOR

Entrance Hall

Kitchen/Dining/Family Room

Bedroom Four

W.C.

#### FIRST FLOOR

Landing

Principal Bedroom

En-suite Shower Room

Roof Terrace

Bedroom Two

Bedroom Three

Family Bathroom

ANNEXE

Entrance Porch

Sitting Room

Kitchen

Dining Room

Bedroom

Shower Room

#### EXTERNALLY

Driveway

Rear Garden


Summer House

Large Games Room

#### VIEWING

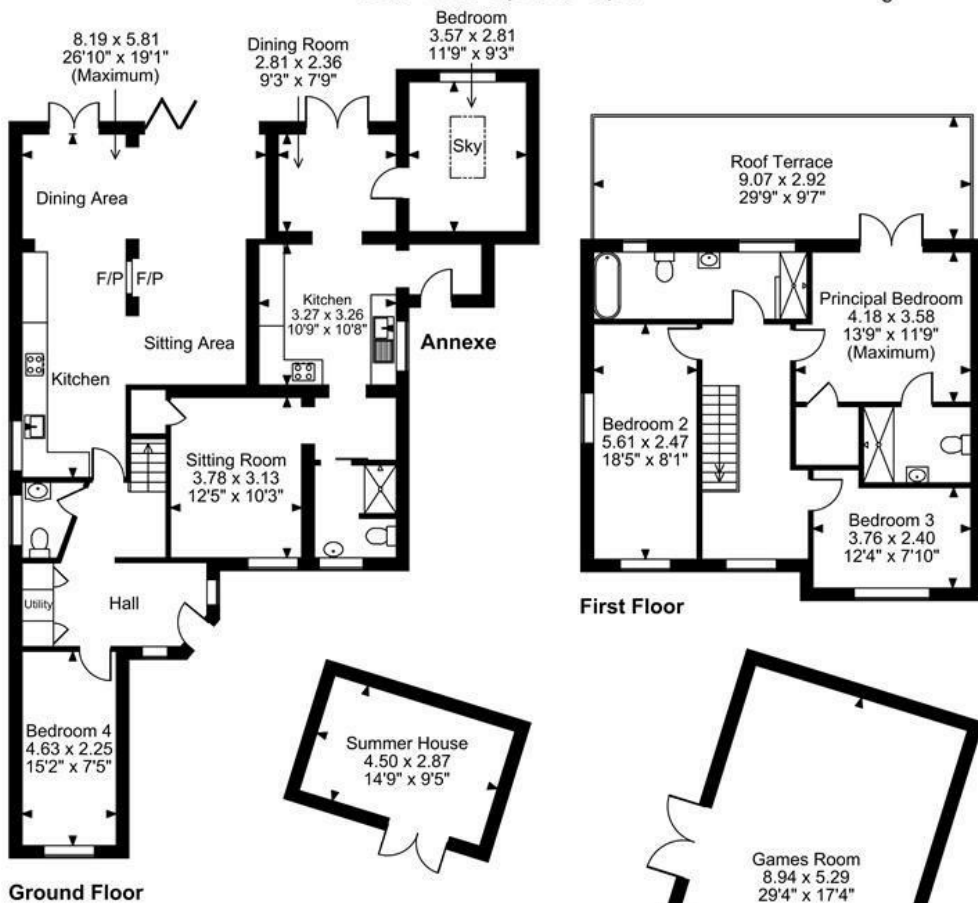
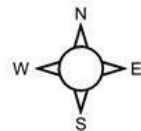
Strictly by arrangement with the Agent's Bearsted Office, 132 Ashford Road, Bearsted, Maidstone, Kent ME14 4LX. Tel: 01622 739574.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Ware Street, Bearsted, Maidstone  
 Approximate Gross Internal Area  
 Main House = 1434 Sq Ft/133 Sq M  
 Annexe = 648 Sq Ft/60 Sq M  
 Games Room & Summer House = 589 Sq Ft/55 Sq M  
 Roof Terrace external area = 283 Sq Ft/26 Sq M  
 Total = 2671 Sq Ft/248 Sq M



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

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