



45 The Landway
Bearsted, Maidstone
ME14 4BG

Guide Price £500,000 - £525,000

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Description

An exceptional semi-detached family residence, impeccably styled and thoughtfully enhanced by the current owners to offer an outstanding standard of modern living. Ideally positioned with a desirable east–west orientation, the property lies just 100 metres from a highly regarded Infant and Junior School, and within a quarter of a mile of the picturesque Village Green and mainline railway station, ensuring both convenience and a strong sense of community. The beautifully extended accommodation is defined by its light-filled, open-plan living spaces, complemented by elegant continuous flooring throughout. At its heart is a striking kitchen/family room, showcasing sleek contemporary cabinetry, seamless work surfaces, and high-quality integrated appliances—perfectly designed for both everyday living and entertaining. The ground floor further benefits from a stylish cloakroom and a versatile fourth bedroom. Upstairs, three generously proportioned bedrooms are served by a luxuriously appointed, contemporary bathroom finished to an exceptional standard. Externally, the property continues to impress. The front offers off-street parking for up to three vehicles and is equipped with an electric vehicle charging point, supported by photovoltaic panels and battery storage for energy-efficient, cost-effective living. To the rear, a beautifully maintained west-facing garden extends approximately 58 feet, providing an ideal setting for outdoor entertaining, complete with a riven stone patio, manicured lawn, and a superb air-conditioned garden room—perfect as a home office or studio.

Location

Within a quarter of a mile of the village green with its gastro pubs, restaurants and mainline railway station connected to London on the Victoria line. Highly regarded local infant and junior school, Roseacre and Thurnham with local amenities on the Ashford Road, which include doctors surgery, chemist and shopping parade. To the east of the village is the Woodlands Trust, a unique area of amenity land for all to enjoy. Maidstone the County town is some three miles distant and offers a more comprehensive selection of amenities including a wider range of schools and colleges for older children. The M20/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.

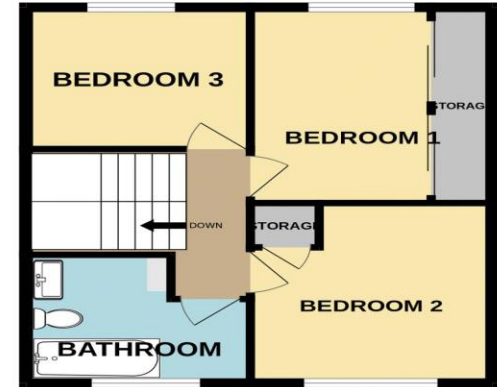


Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
966 sq.ft. (89.8 sq.m.) approx.



1ST FLOOR
456 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA : 1423 sq.ft. (132.2 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

ENTRANCE PORCH 6' 0" x 3' 6" (1.83m x 1.07m)

Composite entrance door with an external light and a side window fitted with blinds.

HALL 22' 6" x 12' 0" (narrowing to 8'10") (6.85m x 3.65m)

Continuous Karndean laminate flooring, a vertical radiator, and a front-facing window with fitted blinds. Door and staircase leading to the first floor, with double casement doors opening into the kitchen/family room.

BEDROOM 4 16' 6" x 7' 4" (5.03m x 2.23m)

Built-in storage cupboard, side access door, and a vertical radiator. Low-voltage recessed lighting and a front-facing window with fitted blinds, enjoying an easterly aspect.

L-SHAPED KITCHEN / DINING / FAMILY ROOM

20' 6" x 17' 3" (max) (6.24m x 5.25m)

Continuous tile-effect flooring, complemented by white high-gloss door and drawer fronts. Stainless steel fittings are paired with seamless Corian work surfaces and upstands. A range of deep pan drawers, spice drawers, and both high- and low-level storage cupboards provide ample storage, along with a Myson kick heater. Inset sink with mixer tap and recessed drainer, a five-burner gas hob with glass splashback and extractor hood above, and integrated eye-level oven with separate microwave. Integrated washing machine and dishwasher. Window and double casement doors overlook the rear garden, enjoying a westerly aspect. Finished with recessed low-voltage lighting and a radiator.

ON THE FIRST FLOOR

LANDING

Approached via a half landing with a side window, timber balustrade, and double radiator. Access to the loft, which houses the gas-fired combination boiler supplying central heating and domestic hot water throughout.

BEDROOM 1 12' 0" x 8' 10" (plus wardrobes) (3.65m x 2.69m)

An extensive range of built-in wardrobe cupboards with sliding mirrored doors, a radiator, and a front-facing window with fitted blinds.

BEDROOM 2 10' 10" x 10' 3" (3.30m x 3.12m)

Rear-facing window overlooking the garden with distant views of the North Downs, enjoying a westerly aspect. Complete with fitted blinds and a radiator.

BEDROOM 3 9' 6" x 8' 9" (2.89m x 2.66m)

Front-facing window with fitted blinds, enjoying an easterly aspect, and a radiator.

BATHROOM 9' 6" x 7' 4" (2.89m x 2.23m)

A spacious room featuring a luxuriously appointed white suite with chrome fittings, including a panelled bath with shower over and glass shower screen. Wash hand basin with mixer tap and integrated drawers beneath, and a low-level WC. Finished with herringbone-effect flooring, fully tiled walls, a heated towel rail, and double-aspect windows.

OUTSIDE

To the front of the property, a neatly laid brick-paviour driveway with a flower border provides off-road parking for up to three vehicles and includes an electric charging point. There is side pedestrian access, along with a GivEnergy battery connected to photovoltaic cells on the front roof elevation. The rear garden is a particular feature, being fully enclosed and extending to approximately 58 ft, enjoying a westerly aspect with distant views of the North Downs. An extensive riven patio adjoins the house, leading to a lawned area with well-stocked shrub borders, including climbing hydrangeas, roses, and camellia. A further composite decked patio area, enjoying a southerly aspect, features an attractive larch-clad garden room/home office measuring approximately 12'6 x 12'. This is equipped with light and power, air conditioning, triple-aspect windows, double doors, laminate flooring, and recessed low-voltage lighting. There is also a composite implement store with a plum slate surround.

Directions

From our Bearsted office proceed in a westerly direction into Ware Street, passing the railway on the right hand side, taking the first turning on the left into Hog Hill, at the top of the hill and at the roundabout take the second exit into Birling Avenue and The Landway will be found first on the left, the property will be found on the left hand side.



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