



7 Cavendish Way
Bearsted, Maidstone
ME15 8PW

Offers in the Region of £700,000

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Description

Two Homes. One Address. One Extraordinary Opportunity.

A truly rare opportunity to acquire **TWO SEPARATE HOMES on one plot**, offering over **3,000 sq ft of accommodation** alongside outstanding potential for multigenerational living, home working or running a business from home. Sold with no forward chain.

The main residence is a beautifully presented contemporary three-bedroom semi-detached home of approximately **1,666 sq ft**, featuring an impressive open-plan kitchen/dining room with bi-folding doors onto the landscaped garden, separate lounge, cloakroom, family bathroom and en-suite shower room.

What really sets this property apart is the substantial **1,354 sq ft, two-storey SELF-CONTAINED ANNEXE**. This is a genuine second home, benefiting from **its own private entrance, driveway, parking and garden**. The ground floor offers an open-plan kitchen/living room, two bedrooms, en-suite and cloakroom – ideal for extended family or multigenerational living while allowing complete independence from the main house.

Adding another dimension, the **first floor of the annexe has its own completely separate entrance** and provides a substantial main room, additional room, cloakroom and storage – creating superb potential for a dedicated home office, studio or business space without impacting the residential accommodation below.

There is even more flexibility within the main garden, where a generous **air-conditioned garden room**, previously used as a home office, provides another excellent work-from-home, business or leisure space.

With **two homes, separate entrances, independent parking, private gardens and multiple dedicated work-from-home spaces**, this is an incredibly versatile property that could be perfectly suited to two generations living independently alongside one another, those combining home and business life, or buyers simply seeking an exceptional amount of adaptable space.

Early viewing is highly recommended to fully appreciate just how much this unique offering provides.

Location

Bearsted offers an excellent selection of local amenities including shops on the Ashford Road and around the Village Green, medical centre and chemist, 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

E & C

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

GROUND FLOOR
983 sq.ft. (91.3 sq.m.) approx.



1ST FLOOR
683 sq.ft. (63.5 sq.m.) approx.



TWO STOREY ANNEXE
1354 sq.ft. (125.8 sq.m.) approx.



TOTAL FLOOR AREA : 3020 sq.ft. (280.6 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.

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ON THE GROUND FLOOR

ENTRANCE HALL

Contemporary composite entrance door with decorative glazed panels, recessed entrance mat, pillared radiator, low-voltage recessed lighting and wood-effect laminate flooring. Stairs rise to the first floor with a timber and stainless-steel balustrade and newel post finished with a stainless-steel cap. Understairs storage cupboards provide excellent additional storage, including a recessed section with integrated drawers, display top and wall-mounted lighting.

LOUNGE 17' 3" x 11' 4" (5.25m x 3.45m)

Box bay window to the front with fitted blinds and a built-in window seat, complemented by wood-effect laminate flooring, built-in storage, low-voltage recessed lighting and a double radiator.

CLOAKROOM 5' 3" x 4' 0" (1.60m x 1.22m)

Contemporary white suite with chrome fittings, comprising a wall-hung wash hand basin with mixer tap and storage drawers beneath, complemented by mirrored and brushed chrome mosaic tiled splashbacks. Low-level WC, chrome-plated heated towel rail, ceramic tiled flooring, low-voltage recessed lighting and extractor fan.

UTILITY ROOM 9' 8" x 7' 5" (2.94m x 2.26m)

A range of high and low-level units with mushroom high-gloss door and drawer fronts, complemented by wood-effect work surfaces and brushed chrome metro-tiled splashbacks. Plumbing for a washing machine and space for a tumble dryer, with a cupboard housing the Baxi gas-fired boiler and a generous built-in storage cupboard. Further features include ceramic tiled flooring, extractor fan, chrome-plated heated towel rail, low-voltage recessed lighting and a half-glazed uPVC door to the side providing access to the rear garden.

OPEN PLAN KITCHEN DINER 17' 3" x 16' 9" (5.25m x 5.10m)

A stylish range of high and low-level units with mushroom high-gloss door and drawer fronts, complemented by black-veined marble-effect work surfaces and brushed chrome metro-tiled splashbacks. Stainless steel sink with drainer and wand-style mixer tap, integrated dishwasher and full-height fridge and freezer, together with under-cupboard lighting. A striking central island provides a superb focal point, featuring matching cabinetry and

work surfaces, a four-burner electric induction hob with Neff extractor hood above, two ovens beneath, two wine fridges and a woodblock breakfast bar. Further features include low-voltage recessed lighting, underfloor heating and ceramic tiled flooring. Stunning bi-fold doors open directly onto the garden, seamlessly connecting the indoor and outdoor living spaces.

ON THE FIRST FLOOR

LANDING

Built-in cupboard housing the pressurised water system, with additional storage cupboards above, complemented by low-voltage recessed lighting.

BEDROOM 1 14' 7" x 13' 9" (4.44m x 4.19m)

Low-voltage recessed lighting, radiator and two Velux windows. Glazed double casement doors open onto a stylish glass Juliet balcony, while one wall is dedicated to bespoke fitted wardrobes, providing excellent storage. Door leading to:

EN-SUITE SHOWER ROOM 10' 2" x 3' 5" (3.10m x 1.04m)

Contemporary white suite with chrome fittings, comprising a low-level WC and wall-hung rectangular wash hand basin with mixer tap, storage drawers beneath and a wall-mounted LED mirror above. Step-in shower enclosure with glass door, Aqualisa shower and recessed display niches. Further features include ceramic tiled flooring and walls, chrome-plated heated towel rail, low-voltage recessed lighting, Velux window to the side and extractor fan.

BEDROOM 2 14' 0" x 9' 7" (4.26m x 2.92m)

Window to the front with fitted blinds, radiator and low-voltage recessed lighting, together with a useful storage area incorporating a hanging rail.

BEDROOM 3 13' 2" x 7' 1" (4.01m x 2.16m)

Window to the side with fitted blinds, radiator and a useful storage area with hanging rail.

BATHROOM 10' 2" x 6' 2" (3.10m x 1.88m)

Contemporary white suite with chrome fittings, comprising a vanity unit with concealed-cistern WC and wash hand basin with mixer tap and storage cupboards beneath. Panelled bath with rainforest shower head, separate handheld shower attachment and glass shower screen. Further features include a chrome-plated heated

towel rail, wall-mounted LED mirror, ceramic tiled walls, stone-effect vinyl flooring, Velux window to the side, extractor fan and low-voltage recessed lighting.

OUTSIDE

To the front of the property is a tarmac driveway with shingle-edged borders, complemented by mature trees and shrubs. An electric vehicle charging point is provided, together with gated pedestrian access to the rear garden.

The rear garden has been attractively landscaped to create a private and secluded outdoor space, ideal for relaxing and entertaining. Immediately adjoining the house is a raised decked area with a faux planting feature wall, with three shallow steps leading down to a paved patio. The patio continues as a pathway beneath a pergola with string lighting, leading to an area of artificial lawn and a further covered decked seating area. The garden is exceptionally well stocked with a variety of mature trees and shrubs, including palm and olive trees, creating an attractive and established setting.

Within the garden is a substantial outbuilding, previously used as a home office, measuring approximately 26'3" x 10'. Features include wood-effect laminate flooring, low-voltage recessed lighting, windows and double casement doors opening onto the garden. There are also built-in storage cupboards with a display top and a wall-mounted LG Dual Inverter unit providing efficient cooling and year-round heating. A gate towards the rear of the garden provides access to The Annexe.

THE ANNEXE

ON THE GROUND FLOOR

ENTRANCE HALL

Composite entrance door with decorative glazed panels, recessed entrance mat and low-voltage recessed lighting. Built-in storage cupboard housing the Worcester boiler and pressurised water system.

CLOAKROOM 6' 6" x 5' 10" (1.98m x 1.78m)

White suite with chrome fittings, comprising a low-level WC and wash hand basin with mixer tap and storage cupboards beneath,



complemented by brushed chrome tiled splashbacks. Further features include a chrome-plated heated towel rail, wall-mounted hexagonal mirror, low-voltage recessed lighting and extractor fan.

OPEN PLAN KITCHEN / DINING / FAMILY ROOM 19' 2" x 14' 6" (5.84m x 4.42m)

A range of high and low-level units with cream wood-effect door and drawer fronts, complemented by grey stone-effect work surfaces. Appliances include a Zanussi induction hob with glass upstand and extractor above, Neff Slide&Hide oven, integrated dishwasher, washing machine and fridge freezer. Stainless steel sink with drainer and mixer tap, stone-effect tiled flooring, underfloor heating and low-voltage recessed lighting. Bi-folding doors open directly onto the garden, creating a seamless connection between the indoor and outdoor spaces.

BEDROOM 1 16' 9" x 10' 1" (5.10m x 3.07m)

Fitted wardrobes with sliding doors extend along one wall, complemented by an additional built-in storage cupboard with hanging rail. Further features include a radiator, window to the side with fitted blinds, low-voltage recessed lighting and a wall-mounted Panasonic air-conditioning unit. Door leading to:

EN-SUITE SHOWER ROOM 6' 7" x 6' 3" (2.01m x 1.90m)

Contemporary white suite with chrome fittings, comprising a vanity unit with wash hand basin, mixer tap and storage cupboards beneath, together with a concealed-cistern WC and wall-mounted LED mirror above. Twin step-in shower enclosure with glass screen and decorative tiled feature panel. Further features include fully tiled walls, ceramic tiled flooring, chrome-plated heated towel rail, low-voltage recessed lighting and extractor fan.

BEDROOM 2 12' 8" x 6' 6" (3.86m x 1.98m)

Window to the front, radiator and low-voltage recessed lighting.

ON THE FIRST FLOOR

Accessed via separate entrance to the side of the Annexe building.

ENTRANCE

Half glazed entrance door with staircase leading to the first floor.

HOME OFFICE 17' 5" x 14' 6" (5.30m x 4.42m)

Wood-effect laminate flooring, low-voltage recessed lighting and Velux windows, together with a wall-mounted Panasonic unit providing efficient cooling and year-round heating. Please note that there is restricted head height towards the extremities of the room.

STORAGE ROOM

Continuous wood effect laminate flooring, Velux to side, low voltage recessed lighting, eaves storage cupboard.

CLOAKROOM

Continuous wood-effect laminate flooring and a contemporary white suite with chrome fittings, comprising a vanity unit with wash hand basin, mixer tap and storage cupboards beneath, complemented by a brushed rose-gold splashback and concealed-cistern WC. Further features include a Velux window to the side, useful eaves storage cupboard, low-voltage recessed lighting and extractor fan.

OUTSIDE

Paved garden area with outside tap, power point and lighting, together with a raised planted bed featuring mature trees, fully fenced boundaries and two timber storage sheds. A tarmac area with double gates opens directly onto the bridgeway, providing excellent pedestrian access and a convenient walking route to local amenities.

Directions

From our Bearsted Office proceed in a southerly direction into Yeoman Lane, passing the Village Green on the left hand side, at the junction with the Ashford Road, turn right heading towards Maidstone taking the first turning on the left into Cavendish Way.





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