



18 The Landway
Bearsted, Maidstone
ME14 4BD

Offers in excess of £800,000

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Description

A rare opportunity to acquire this much-loved detached family home, enviably positioned within one of Bearsted's most sought-after residential roads. Built in the 1930s in an attractive Neo-Tudor style, the property is full of charm and character, beautifully enhanced by ornamental French shutters, replacement leaded light windows and a brand-new roof.

Having been cherished by the same family for over 50 years, it now offers an exciting opportunity for the next owners to create their forever home. The spacious accommodation comprises an entrance hall, elegant lounge, magnificent orangery, kitchen/breakfast room, utility room, cloakroom, attached garage, four double bedrooms, family bathroom and en-suite shower room.

Outside, the property enjoys an imposing carriage driveway to the front and a superb east-facing rear garden extending to approximately 150 ft. There is also excellent potential to extend into the loft (subject to the necessary planning consents), creating additional living space if required.

Ideally located within walking distance of Bearsted Village Green, highly regarded schools, local amenities and excellent transport links, this exceptional home is offered for sale with no forward chain. Early viewing is highly recommended to fully appreciate the character, setting and outstanding potential on offer.

Location

Within a quarter of a mile of the village green with it's 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

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.

Accepted offers are subject to a mandatory AML identity check, carried out by a third-party provider, at a cost of £52.00 (including VAT)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
1120 sq.ft. (104.1 sq.m.) approx.



1ST FLOOR
759 sq.ft. (70.5 sq.m.) approx.



TOTAL FLOOR AREA : 1880 sq.ft. (174.6 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 CANOPY

Quarry tiled flooring with brick paviour steps leading to an attractive cast iron archway. Solid oak entrance door featuring decorative bullseye glazing and traditional black ironmongery. CCTV installed.

ENTRANCE HALL 20' 8" x 7' 2" (max) (6.29m x 2.18m)

Oak flooring with picture rail. A striking flared staircase rises to the first floor, creating an impressive focal point. Useful understairs storage cupboard and an additional double built-in cupboard. Radiator with decorative cover.

LOUNGE 19' 2" x 12' 2" (5.84m x 3.71m)

Oak flooring, leaded light windows to the front and side aspects, and two radiators with decorative covers. An impressive Claygate Brickette fireplace provides an attractive focal point, featuring quarry tiled display hearths, an oak mantel, and a fitted electric wood-burning effect stove. The chimney has been professionally lined for a solid fuel stove, and the vendors are happy to include the multi-fuel wood-burning stove they have within the sale should the purchaser wish to reinstate it. Characterful artificial beams and two wall light points complete the room, which opens seamlessly through a wide opening to:

ORANGERY 21' 6" x 14' 1" (6.55m x 4.29m)

Oak flooring. Windows to all aspects, complemented by two roof lanterns, flood the room with an abundance of natural light. Glazed double doors open onto the beautifully landscaped, east-facing rear garden. Two radiators with decorative covers

and low-voltage recessed lighting complete this bright and inviting space.

KITCHEN / BREAKFAST ROOM 20' 9" x 12' 4" (max) (6.32m x 3.76m)

Well appointed with an extensive range of painted white wall and base units, complemented by stylish black handles and luxurious granite work surfaces. Features include a leaded light window to the front aspect, radiator with decorative cover, space for an American-style fridge/freezer, integrated eye-level oven and grill, and a five-burner Neff induction hob with extractor canopy above. Further benefits include glass-fronted display cabinets, deep pan drawers, a stainless steel one-and-a-half bowl sink with drainer and mixer tap, under-cabinet lighting, attractive pink blush metro tiled splashbacks with matching upstands, and practical vinyl tile-effect flooring.

UTILITY 9' 7" x 8' 2" (2.92m x 2.49m)

A range of white-fronted wall and base units complemented by black granite work surfaces. Ceramic Butler sink with a contemporary shower mixer tap, plumbing for a washing machine, space for a tumble dryer and under-counter fridge. Finished with attractive blush pink metro tiled splashbacks, vinyl tile-effect flooring and low-voltage recessed lighting.

LOBBY

Tile-effect vinyl flooring, half-glazed wooden door providing access to the rear garden, and a leaded light window overlooking the garden.

CLOAKROOM

Fitted with a low-level WC and wash hand basin with mixer tap. Finished with tile-effect vinyl flooring and a window to the rear aspect providing natural light.

ON THE FIRST FLOOR

LANDING 10' 9" x 10' 3" (3.27m x 3.12m)

Wooden balustrade with turned newel posts, access to the loft space, and a large window to the rear enjoying an easterly aspect, allowing for an abundance of natural light.

BEDROOM 1 17' 6" x 13' 0" (max) (5.33m x 3.96m)

Very spacious principal bedroom with leaded light windows to the front enjoying a westerly aspect, picture rail, and radiator with an attractive decorative cover. A comprehensive range of fitted bedroom furniture includes wardrobes, glass-fronted display cabinets, bedside tables, a dressing table, and a chest of drawers.

BEDROOM 2 12' 6" x 10' 0" (3.81m x 3.05m)

Leaded light window to the front enjoying a westerly aspect, picture rail, and radiator with decorative cover. Door leading to:

BEDROOM 3 14' 2" x 8' 6" (4.31m x 2.59m)

Oak flooring, windows to the rear and side aspects providing excellent natural light, radiator, and low-voltage recessed lighting. A comprehensive range of fitted furniture includes built-in wardrobes, cupboards, and matching chests of drawers. Door leading to:

EN-SUITE SHOWER ROOM 5' 5" x 4' 10" (1.65m x 1.47m)

Appointed with a contemporary white suite complemented by chrome fittings, comprising a low-level WC, wash hand basin, and walk-in shower enclosure with glazed screen. Finished with oak flooring, fully tiled walls, a chrome heated towel rail,



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