



17 Ashford Road
Bearsted, Maidstone
ME14 4BP
Asking Price £575,000

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Description

A Substantial 1930s Four Bedroom Family Home Offering Exceptional Potential – No Forward Chain.

Occupying a generous plot with an impressive 75 ft frontage and a rear garden extending to approximately 100 ft, this substantial 1930s semi-detached home presents an exciting opportunity for purchasers looking to create their ideal family home.

Offered for sale with no forward chain, the property requires modernisation and offers excellent scope for reconfiguration and improvement, subject to any necessary consents. With its generous proportions, versatile accommodation and established gardens, this is a fantastic opportunity to transform a characterful property into a stunning contemporary home.

The accommodation currently comprises four bedrooms, three bath/shower rooms, a lounge, separate dining room leading to a sitting room and kitchen/breakfast room, together with an integral garage. Outside, the substantial frontage provides ample off-road parking for multiple vehicles, whilst the generous rear garden offers plenty of space for outdoor entertaining, family enjoyment and landscaping.

Conveniently situated on Ashford Road, the property is ideally positioned for access to a wealth of local amenities, a stone's throw from Mote Park and its 450 acres, well-regarded schools and excellent transport links. Bearsted mainline railway station, the picturesque village green and the beautiful open spaces of the Woodland Trust are all within easy reach, offering an appealing balance of village life and everyday convenience.

A rare opportunity to acquire a substantial family home with enormous potential in a highly desirable location. Early viewing is highly recommended to fully appreciate the space, setting and possibilities this property has to offer.

Location

Located in a well established and convenient non-estate position, close to a good selection of local amenities on the Ashford Road, within a quarter of a mile, with shops and Tesco Express, post office, chemist and medical centre. The village also boasts a beautiful village green, flanked by gastro pubs and a mainline railway station (15 minutes walk) connected to London. To the east of the village is the Woodlands Trust with it's 26 acres of amenity land for all to enjoy. Maidstone town centre can be easily accessed by regular bus services from the Ashford Road and is some two miles distant. The County town offers a wider selection of amenities including two museums, theatre, County library and two further railway stations connected to London. To the east of the County town is Mote Park, with its 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

F

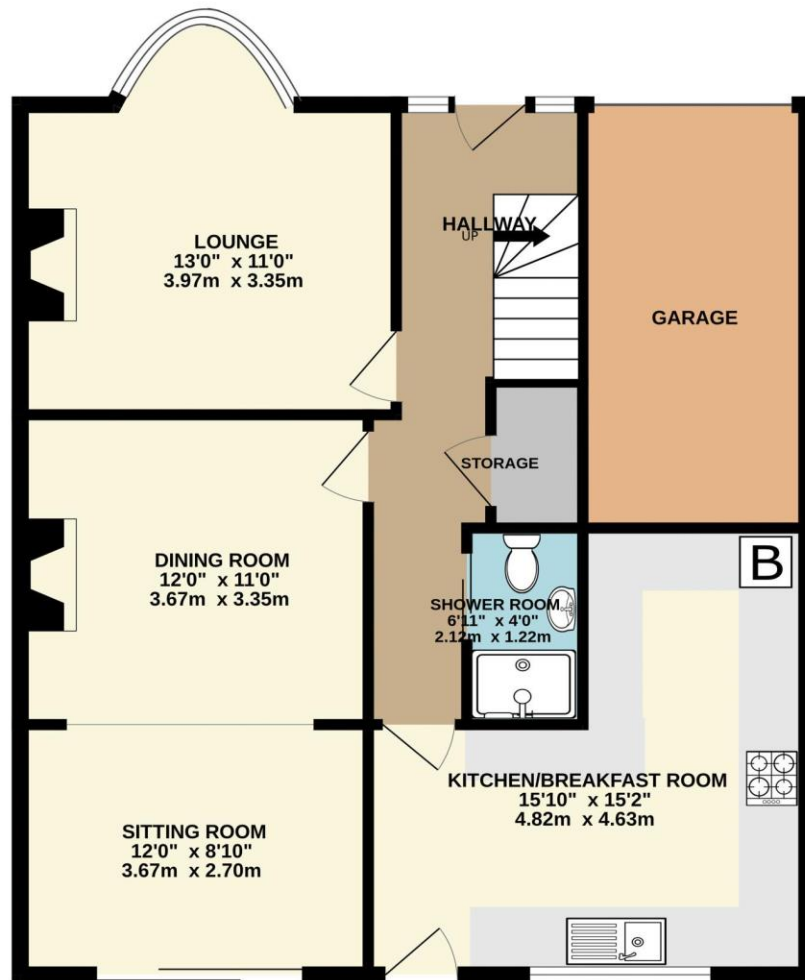
VIEWINGS STRICTLY BY APPOINTMENT

Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.

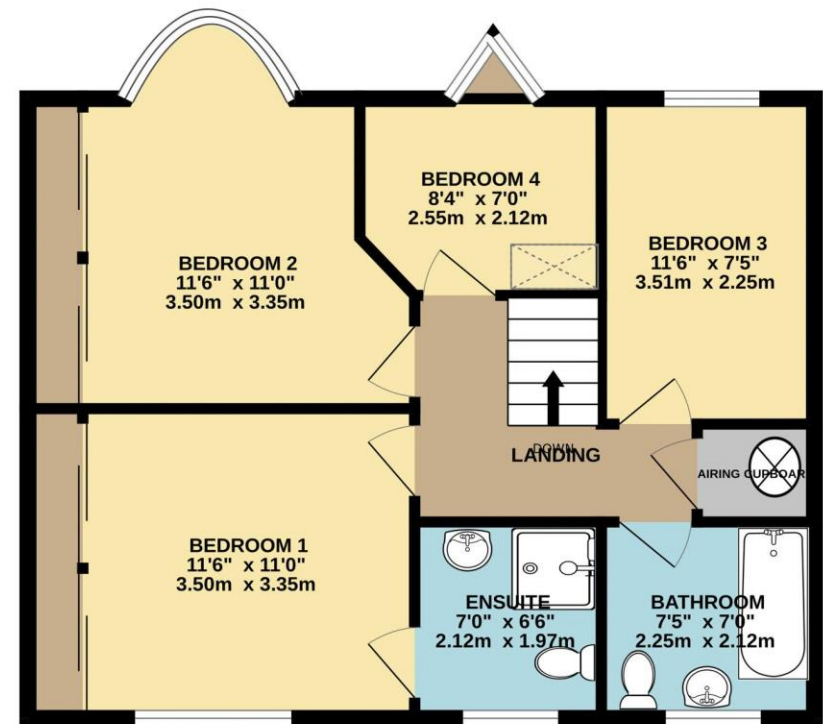
Accepted offers are subject to a mandatory AML identity check, carried out by a third-party provider, at a cost of £52.00 (including VAT)



GROUND FLOOR
839 sq.ft. (77.9 sq.m.) approx.



1ST FLOOR
612 sq.ft. (56.9 sq.m.) approx.



TOTAL FLOOR AREA : 1451 sq.ft. (134.8 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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ENTRANCE HALL

Lancet-arched entranceway featuring a uPVC entrance door with glazed panes and adjoining side panels. Staircase to the first floor, with an understairs storage cupboard housing the service meters and consumer unit. Radiator.

LOUNGE 13' 0" x 11' 0" (3.96m x 3.35m)

Bay window to the front elevation, radiator, and a natural brick fireplace with matching hearth.

DINING ROOM 12' 0" x 11' 0" (3.65m x 3.35m)

Feature natural brick fireplace with raised hearth, open grate and wooden mantel, radiator, and arched opening leading through to:

SITTING ROOM 12' 0" x 8' 10" (3.65m x 2.69m)

Sliding patio doors enjoying views over the rear garden and providing direct access to the patio area, two wall light points and radiator.

KITCHEN / BREAKFAST ROOM 15' 10" x 15' 2" (4.82m x 4.62m)

Fitted with a range of high and low level units featuring oak door and drawer fronts, complemented by hessian-effect work surfaces with oak edging. Two-and-a-half bowl acrylic sink with mixer tap and window above overlooking the rear garden. Glass-fronted display cupboards, space for cooker, tumble dryer, under-counter fridge and freezer, with plumbing for washing machine and dishwasher. Wall-mounted Worcester gas-fired boiler, radiator, additional window to the side elevation and vinyl flooring. Half-glazed door providing direct access to the rear garden.

GROUND FLOOR SHOWER ROOM 6' 11" x 4' 0" (2.11m x 1.22m)

Fitted with a WC, wash hand basin with mixer tap and wet room-style shower area with Mira electric shower. Tiled splashbacks and vinyl flooring.

ON THE FIRST FLOOR

LANDING

Access to the roof space and a spacious storage cupboard housing the hot water cylinder.

BEDROOM 1 11' 6" x 11' 0" (3.50m x 3.35m)

Spacious double bedroom featuring fitted wardrobes spanning one wall with mirrored sliding doors, window overlooking the rear garden, radiator and door leading to:

EN-SUITE SHOWER ROOM 7' 0" x 6' 6" (2.13m x 1.98m)

Fitted with a WC, vanity unit incorporating a wash hand basin with mixer tap and storage cupboards beneath, and a step-in shower cubicle. Window to the rear elevation, radiator, wall light point, tiled splashbacks and shaver point.

BEDROOM 2 11' 6" x 11' 0" (3.50m x 3.35m)

Bay window to the front elevation, fitted wardrobes spanning one wall with mirrored sliding doors, and radiator.

BEDROOM 3 11' 6" x 7' 5" (3.50m x 2.26m)

Window to the front and radiator.

BEDROOM 4 8' 4" x 7' 0" (2.54m x 2.13m)

Distinctive triangular oriel bay window to the front elevation and radiator.

BATHROOM 7' 5" x 7' 0" (2.26m x 2.13m)

Fitted with a WC, wash hand basin with mixer tap and panelled bath with shower over. Tiled splashbacks, vinyl flooring, radiator, shaver point and window to the rear.

OUTSIDE

The property enjoys an impressive frontage of approximately 75 ft, featuring a concrete driveway and shingled area providing ample off-road parking for multiple vehicles. Mature trees and shrubs enhance the frontage, whilst an up-and-over door provides access to the integral garage, which benefits from power.

The generous rear garden extends to approximately 100 ft in depth and features a paved patio adjoining the house, with shallow steps leading down to an extensive lawned area. The garden is well stocked with mature trees and enclosed by established hedging, including conifers and laurels, offering a good degree of privacy. Further benefits include outside lighting, an external water tap and a pedestrian side gate providing access to the front of the property.



SALES OFFICES
01622 671200



sales@ferrisandco.net
www.ferrisandco.net



Penenden Heath Parade,
Penenden Heath, Maidstone, Kent ME14 2HN

