



2 The Orchard
Bearsted | Kent | ME14 4QL

SELLER INSIGHT

“Tucked away in a quiet cul-de-sac, this impressive, spacious and immaculate family home forms part of a small, exclusive, development of luxurious properties, built to an exacting specification in the mid 1980s. The house enjoys a peaceful, tranquil, setting while remaining close to the thriving and much loved village of Bearsted which has outstanding amenities, not least of which is the railway station which offers an efficient service into the capital.

The present owner has lived here for many years and has taken great care of the property throughout that time. The house has been continually maintained and thoughtfully improved with a number of enhancements and tasteful updates introduced to ensure that the house meets with the expectations of modern comforts and luxuries.

The Orchard is very much a home designed to embrace space and light. With high ceilings and generously proportioned rooms, there is a wonderful sense of openness and grandeur throughout. Natural light floods the interior, creating a warm and welcoming ambience. The practical and flexible layout offers a variety of possibilities for family living, entertaining and relaxation. The principal living rooms feature large doors that open directly onto a spacious patio, creating a seamless connection between the indoor and outdoor spaces. This design allows the very best of indoor/outdoor living and provides an ideal setting for entertaining guests, or simply enjoying quiet moments overlooking the garden.

The patio itself offers a perfect place on which to relax and unwind while taking in the view of the beautifully maintained garden. The garden has been lovingly cared for and features a generous lawn bordered by herbaceous and colourful planting that provides interest and variety throughout the year.

Over the years both house and garden have served as a backdrop for many memorable family gatherings. Summer barbeques, celebrations and parties have been enjoyed here and there is plenty of space for grandchildren to play freely and make lasting memories.

The house is conveniently located close to the popular village green of Bearsted which serves as the heart of village life and hosts a variety of community activities. The friendly and thriving village is surrounded by delightful countryside and offers a welcoming community atmosphere.

The owner will be sad to leave this wonderful home and its caring, friendly neighbourhood – a place where privacy is respected, yet neighbours still enjoy spending time together.”

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





Fine & Country proudly presents this impressive executive style family residence, idyllically nestled within a peaceful cul-de-sac just moments from the picturesque village green at the heart of Bearsted.

Forming part of a small and exclusive development built to an exacting standard, this substantial home extends to over 2,600 square feet and offers a thoughtful balance of character, comfort, and contemporary refinement. Generous proportions, high ceilings and an abundance of natural light create an immediate sense of space, while elegantly styled interiors are complemented by quality wooden and tiled flooring, plush carpeting and a palette that feels both timeless and modern.

The ground floor has been designed with both family life and entertaining in mind, offering a collection of versatile reception spaces that cater equally well to social gatherings, quieter moments of relaxation and the demands of modern home working. At its heart sits a traditionally styled shaker kitchen and breakfast room, beautifully appointed with integrated appliances and supported by a separate utility room, creating a practical yet sociable hub of the home.

Three principal reception rooms provide flexibility and flow, including a formal dining room, an inviting living room centred around a striking exposed brick inglenook fireplace with a gas fueled log burner, and a more intimate snug. Each of these spaces enjoys a natural connection to the garden via French doors, allowing light to pour in and creating an effortless relationship between the inside and outside spaces. A dedicated study provides an ideal environment for those working from home, while a spacious entrance hall and cloakroom complete the ground floor accommodation.

Upstairs, the first floor provides a peaceful sanctuary, where five generous double bedrooms offer comfort and privacy in equal measure. The principal and guest bedrooms benefit from opulent en suite facilities and fitted wardrobes, while the remaining bedrooms are served by a well-appointed family bathroom. The overall feeling is one of calm, well balanced accommodation perfectly suited to growing families or visiting guests.





Outside, the wrap around gardens provides a wonderful extension of the living space. A broad patio terrace, accessed from the dining room, living room and snug, creates the perfect setting for al fresco dining, summer entertaining or simply enjoying the tranquillity of the setting. The established lawn is framed by mature hedging and fenced boundaries, with planted borders that offer colour and seasonal interest, while still providing opportunity for a new owner to further personalise the space.

Practicality is equally well considered. A detached brick built double garage provides secure parking and useful storage, while the attractive stone paved driveway offers ample additional parking for visiting family and guests.

Location

Situated in the very heart of Bearsted village, the property enjoys easy access to a vibrant and well-established community known for its village green, independent cafés, traditional pubs, and everyday amenities. Well regarded schooling is close by, while nearby parkland and areas of managed woodland provide excellent opportunities for walking and outdoor recreation. Leisure facilities including golf courses and health clubs are also within easy reach.

For commuters, Bearsted station offers convenient mainline services towards London, while excellent road connections place the motorway network, the Channel Tunnel, and the Kent coastline all within comfortable reach.

This is a home that successfully combines space, quality, and location, offering an exceptional lifestyle opportunity within one of Kent's most sought-after village settings.

Freehold

Council Tax Band G

EPC Rating C

For mobile phone coverage in this area please look online

Ultrafast Full Fibre Broadband is available at the property for more information please look online

Utilities: - Electric / Gas / Mains Water / Mains Drainage / Broadband

Guide price £1,000,000 - £1,100,000



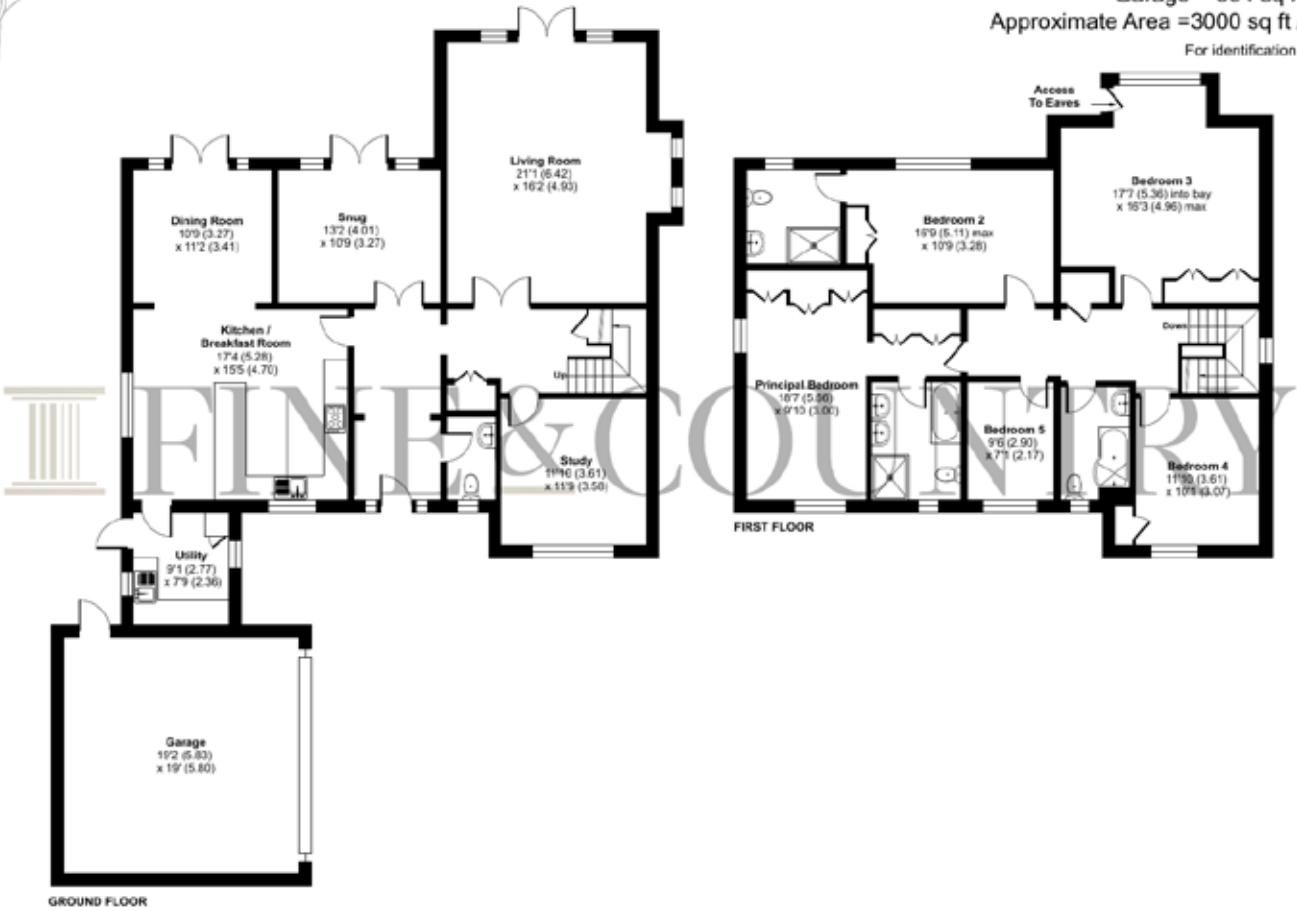
The Orchard, Bearsted, Maidstone, ME14

Approximate Area = 2636 sq ft / 244.8 sq m

Garage = 364 sq ft / 33.8 sq m

Approximate Area = 3000 sq ft / 278.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrdrecom 2026. Produced for Fine & Country (Kent). REF: 1428926

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2026 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 06959315. Registered Office: Morgan Alexander Kent Ltd (formerly Fine & CountryKent Ltd.) 36 King Street, Maidstone, Kent ME14 1BS. Printed xxx.2026



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