



Gainsborough Ashford Road  
Bearsted, Maidstone  
ME14 4NR  
Asking Price £1,150,000

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Ashford Road  
Bearsted  
Maidstone  
ME14 4NR**



## Description

A rare opportunity to acquire this exceptional 1930s extended detached family home, set within an impressive half-acre plot and enjoying a generous south-facing rear garden. Beautifully combining period charm with modern family living, this substantial residence has been lovingly maintained and significantly enhanced by the current owners, who have enjoyed the property for over 20 years. During their ownership, the home has been thoughtfully extended with a substantial two-storey addition, creating an abundance of versatile living space. Immaculately presented throughout, the property is tastefully decorated and offers a wonderful blend of character, comfort, and a true countryside ambience. The accommodation comprises a welcoming entrance hall, a spacious dual-aspect lounge featuring a wood-burning stove, a separate sitting room currently utilised as a home office, cloakroom, utility room, integral garage, and undoubtedly the centrepiece of the home—a magnificent open-plan kitchen, dining and family room with bi-fold doors opening onto the south-facing garden. To the first floor are four generous double bedrooms, two of which benefit from en-suite facilities, together with a fifth single bedroom/study and a luxurious family bathroom complete with a separate shower and double-ended bath. Externally, the property enjoys an extensive frontage providing ample off-road parking and is set well back from the road, offering both privacy and kerb appeal. The beautiful south-facing rear garden further benefits from a pedestrian gate providing direct access to Tudor Park Country Club and public footpaths into the countryside surrounding Otham. Homes of this calibre are seldom available, and viewing is highly recommended to fully appreciate the space, setting and lifestyle on offer. This is truly a forever home waiting to be discovered.

## 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. Adjacent to Tudor Park Country Club offering Golf, Tennis and Gym memberships. The village also boasts a beautiful village green, flanked gastro pubs and a mainline railway station (15 minutes walk) connected to London. To the east of the village is the Woodlands Trust (with an entrance across the Ashford Road from the property) with it's 26 acres of amenity land for all to enjoy. Maidstone town centre maybe 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 it's 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

G

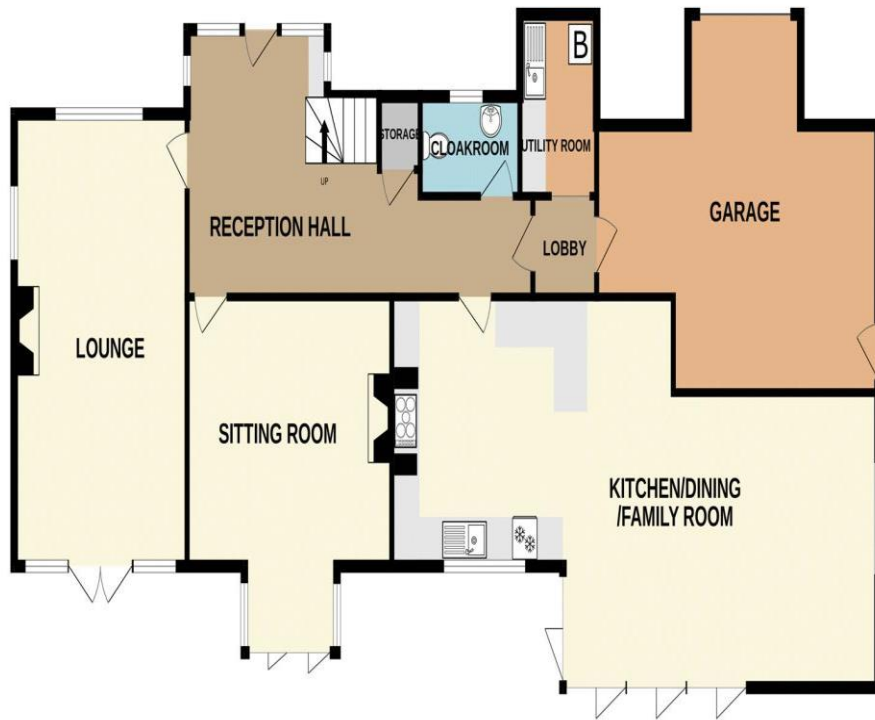
## VIEWINGS STRICTLY BY APPOINTMENT

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR  
1629 sq.ft. (151.4 sq.m.) approx.



1ST FLOOR  
1315 sq.ft. (122.2 sq.m.) approx.



TOTAL FLOOR AREA : 2945 sq.ft. (273.6 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

Pitch pine internal doors with brass furniture and finger plates throughout most of the property.

### **ENTRANCE HALL** 12' 0" x 27' 0" (max) (3.65m x 8.22m)

A solid oak entrance door with black ironmongery opens into an inviting reception hall featuring an inset coir doormat and four leaded-light windows with attractive stained-glass detailing to the front and side elevations, complemented by quarry-tiled window sills. The space benefits from oak strip flooring, a staircase rising to the first floor with an oak balustrade and newel post, and a useful understairs storage cupboard with lighting, housing the consumer unit and electric meter. Additional features include bespoke built-in bench seating with storage beneath, a picture rail, and two double radiators.

### **LOUNGE** 20' 4" x 13' 6" (6.19m x 4.11m)

A beautifully appointed dual-aspect reception room featuring leaded-light windows to the front and rear elevations with quarry-tiled window sills. Half-glazed double casement doors with leaded-light detailing open directly onto the rear garden, providing an abundance of natural light. The focal point of the room is an attractive recessed wood-burning stove set upon a raised hearth, complemented by oak strip flooring and a triple radiator.

### **SITTING ROOM** 16' 4" (into bay) x 16' 0" (4.97m x 4.87m)

An attractive feature fireplace with a Claygate brickette surround, open grate, raised quarry-tiled hearth and mantelpiece forms a charming focal point of the room. Bi-fold doors, together with a glazed single casement door and leaded-light windows with quarry-tiled sills, provide delightful views over and direct access to the rear garden. Further features include a picture rail, enhancing the room's character and appeal.

### **KITCHEN / DINING / FAMILY ROOM** 38' 0" x 21' 0" (max) narrowing to 12' in kitchen area (11.57m x 6.40m)

The heart of the home is this stunning open-plan kitchen, dining and family space, finished to an exceptional

standard. The kitchen is fitted with an extensive range of wall and base units featuring contrasting two-tone grey cabinetry, complemented by grey marble-effect work surfaces with white veining, matching splashbacks and upstands. Integrated appliances include a dishwasher, fridge and freezer, while there is designated space for a Rangemaster cooker with extractor hood above. A recessed one-and-a-half bowl ceramic butler sink with integrated drainer and boiling water tap adds both style and practicality. A peninsula breakfast bar provides additional preparation and seating space, incorporating an integrated wine fridge and useful storage beneath.

The kitchen flows seamlessly into the spacious dining and family area, enhanced by an exposed natural brick feature wall and an impressive arrangement of bi-folding doors to two elevations. These create a superb sense of space and light, offering panoramic views and direct access to the south-facing rear garden. Further features include a side aspect window, low-voltage recessed lighting, limed oak Amtico flooring and underfloor heating throughout.

### **CLOAKROOM** 7' 10" x 4' 2" (2.39m x 1.27m)

A well-appointed cloakroom fitted with a white suite comprising a low-level WC and wash hand basin with chrome mixer tap and tiled splashback. A leaded-light window to the front elevation with quarry-tiled sill provides natural light, while additional features include low-voltage recessed lighting, a radiator and quarry-tiled flooring.

### **REAR LOBBY**

Marble-effect tiled flooring, with doors providing access to the integral garage and:

### **UTILITY ROOM** 8' 5" x 6' 0" (2.56m x 1.83m)

A useful utility room fitted with a range of wall and base units featuring contrasting navy and cream door and drawer fronts, complemented by marble-effect work surfaces. An inset acrylic quartz sink with mixer tap and drainer is set above storage drawers, while there is plumbing for a washing machine and space for additional

appliances. The room also houses the Worcester gas-fired boiler.

### **INTEGRATED GARAGE** 22' 0" x 17' 0" (max) (6.70m x 5.18m)

The integral garage benefits from an up-and-over door to the front elevation together with a personal door providing access to the side and rear garden. The garage is equipped with light and power, offering excellent storage and practical space.

## ON THE FIRST FLOOR

### **LANDING**

A spacious landing featuring leaded-light windows to the front elevation with a quarry-tiled window sill, complemented by an oak balustrade and newel post. Additional features include a double radiator, picture rail, access to the loft space, and two useful built-in storage cupboards, one housing the hot water cylinder and the other fitted with shelving.

### **BEDROOM 1** 20' 4" x 13' 6" (max) (6.19m x 4.11m)

A bright and generously proportioned principal bedroom enjoying a dual aspect, with leaded-light windows to both the front and rear elevations, each complemented by quarry-tiled window sills and allowing an abundance of natural light to flood the room. The bedroom benefits from two ranges of built-in wardrobes with sliding doors, including mirrored panels, together with a picture rail, two radiators, and a door leading to

### **EN-SUITE SHOWER ROOM** 9' 7" x 3' 6" (2.92m x 1.07m)

A well-appointed en-suite shower room fitted with a contemporary white suite and chrome fittings, comprising a low-level WC, wash hand basin with mixer tap, and a step-in shower enclosure with glazed door. Complemented by tiled splashbacks, the room also benefits from a leaded-light window to the rear elevation with quarry-tiled sill and a radiator.



## **BEDROOM 2** 22' 7" x 11' 9" (6.88m x 3.58m)

A spacious bedroom enjoying pleasant views over the south-facing rear garden through a leaded-light window to the rear elevation. Further benefits include a radiator and a door leading to:

### **EN-SUITE BATHROOM** 8' 7" x 5' 6" (2.61m x 1.68m)

A stylishly appointed family bathroom fitted with a contemporary white suite and quality chrome fittings, comprising a low-level WC with concealed cistern, floating rectangular wash hand basin with mixer tap, and a panelled bath with shower over. The room is enhanced by tiled splashbacks, a chrome heated towel rail, marble-effect tiled flooring, low-voltage recessed lighting and an extractor fan. A leaded-light window to the front elevation with marble-effect tiled sill provides natural light and complements the room's elegant finish.

## **BEDROOM 3** 16' 0" (into bay) x 16' 0" (4.87m x 4.87m)

A well-presented bedroom featuring attractive wood-effect vinyl click flooring and a charming box bay window with leaded-light glazing and quarry-tiled sills, enjoying delightful views over the south-facing rear garden. Further features include a picture rail and radiator.

## **BEDROOM 4** 15' 0" x 12' 0" (4.57m x 3.65m)

A well-proportioned bedroom benefiting from leaded-light windows to the rear and side elevations, both complemented by quarry-tiled window sills and providing excellent natural light. Additional features include a built-in wardrobe with hanging rail, picture rail and radiator.

## **BEDROOM 5** 10' 0" x 8' 0" (3.05m x 2.44m)

A bright and airy bedroom enjoying a dual aspect, with leaded-light windows to the front and side elevations complemented by a quarry-tiled window sill. Further features include a picture rail and radiator.

## **BATHROOM** 13' 9" (max) x 8' 3" (4.19m x 2.51m)

A beautifully appointed family bathroom fitted with a contemporary white suite and quality chrome fittings, comprising a low-level WC with concealed cistern, rectangular wash hand basin with mixer tap, step-in shower cubicle with glazed doors, and a double-ended panelled bath. The room is further enhanced by tiled splashbacks, a chrome heated towel rail, low-voltage recessed lighting, an extractor fan, and a leaded-light window to the front elevation providing natural light.

### **OUTSIDE**

The property occupies an impressive plot of approximately half an acre, set well back from the road behind an extensive driveway providing ample off-road parking. A Victorian-style cast iron lamp post marks the entrance, while established fenced boundaries and expansive lawned areas create an attractive approach.

The frontage is beautifully landscaped with a variety of mature specimen trees, including Silver Birch, Beech, Whitebeam, Sycamore, Scots Pine and Acer, complemented by an array of established shrubs, including Hydrangeas. Access is provided to the integral garage via an up-and-over door, whilst pedestrian gates on both sides of the property lead through to the rear garden.

The exceptional south-facing rear garden extends to approximately 98ft (maximum) by 135ft and provides a wonderful outdoor environment for both relaxation and entertaining. Immediately adjoining the house is a porcelain-tiled terrace with pathways leading to the side and front of the property. A raised hardwood deck with balustrading offers an ideal setting for al fresco dining and social gatherings, overlooking the beautiful gardens.

Of particular historical interest is an original air raid shelter dating from the early years of the Second World War, with a paved seating area positioned above.

The garden is predominantly laid to lawn and enjoys a high degree of privacy, enclosed by mature fencing and well-stocked borders. Additional features include a timber garden shed, summerhouse, outside lighting, outside tap and a rear pedestrian gate providing direct access into Tudor Park.

The grounds are enhanced by a variety of mature trees and established planting, including Hibiscus and Camellia, together with a productive herb garden featuring Parsley, Rosemary, Thyme, Chives, Bay and raspberry canes.





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