



Fauchons Close, Bearsted, Maidstone, Kent, ME14 4BB

Offers Over £650,000



**** OFFERED CHAIN FREE**** An extended and well located four bedroom detached residence, set on an attractive corner plot and conveniently close to Bearsted's numerous amenities.

As you approach the property via the driveway, which comfortably accommodates a few vehicles, you enter through the front door into the welcoming entrance hall. This hallway leads to generous living spaces, including a spacious L-shaped sitting room featuring sliding patio doors that open to the rear garden. The dining room, versatile in use, can easily serve as a fifth bedroom if desired. The extended kitchen/breakfast room, accompanied by an adjacent utility room, along with a convenient downstairs W.C. which completes the ground floor.

Upstairs, you will discover a splendid principal bedroom complete with an en-suite bathroom and built-in wardrobe. There is also a second bedroom featuring a walk-in wardrobe/storage space, a third bedroom with eaves storage on both sides, a versatile fourth bedroom that can serve as a study, and a well-appointed shower room.

Externally, the property benefits from a detached garage with a storage area to the rear, as well as an additional carport at the side with a garage door at the front. The gardens, which wrap around the property, are predominantly lawned and enhanced with established shrub-lined borders and trees. Several patio seating areas provide ample opportunity for entertaining. Tenure: Freehold. Council Tax Band: F EPC rating: C.



LOCATION

The property is perfectly positioned to take full advantage of all local amenities within Bearsted, in particular the excellent transport links via mainline train station and access to the M2 & M20 motorways, together with its close proximity to the outstanding schools and just a 10 minute walk from the picturesque Village Green with a selection of fantastic pubs and restaurants. Leisure facilities include Bearsted golf, bowls and tennis clubs and nearby leisure centres, whilst the beautiful grounds of both Leeds Castle and Mote Park are also close by.

ACCOMODATION

FIRST FLOOR:

Entrance hall

Cloakroom

Sitting area

Snug/dining area

Kitchen

Utility room

Dining room/bedroom 5

SECOND FLOOR:

Principal bedroom

En-suite

Bedroom 2

Bedroom 3

Study/bedroom 4

Family bathroom

EXTERNALLY

Front garden

Driveway

Carport

Garage and store

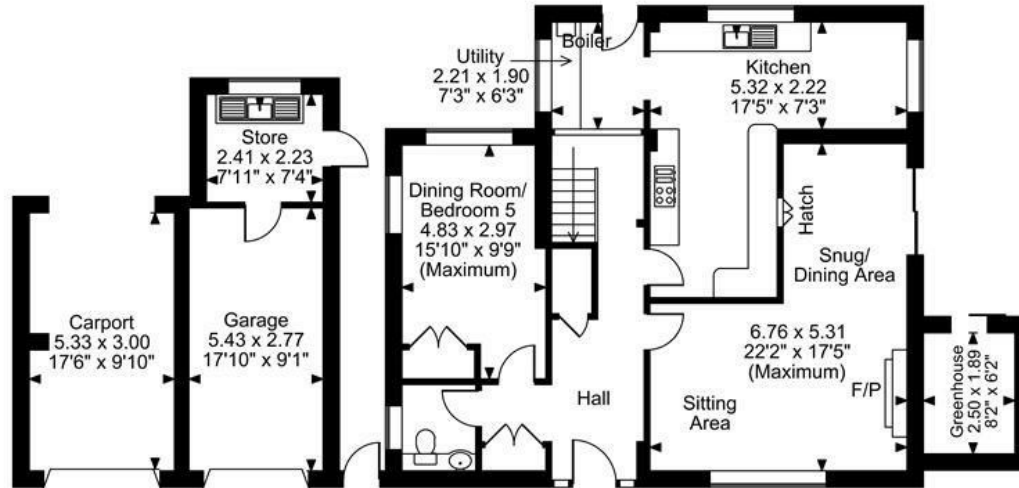
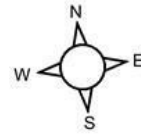
Rear garden

Greenhouse

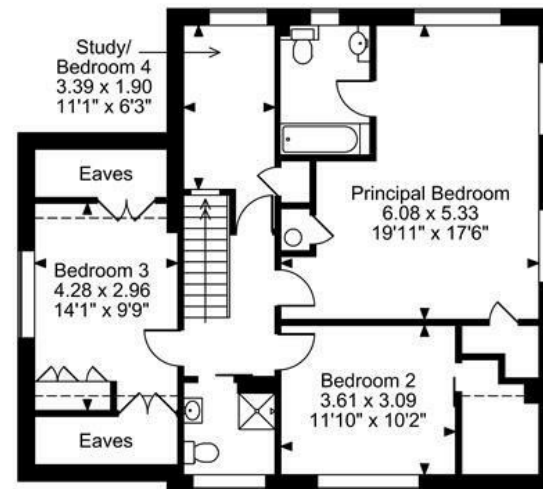
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	70	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Fauchons Close, Bearsted, Maidstone, Kent
Approximate Gross Internal Area
Main House = 1777 Sq Ft/165 Sq M
Garage & Carport = 412 Sq Ft/38 Sq M
Greenhouse = 51 Sq Ft/5 Sq M
Total = 2240 Sq Ft/208 Sq M



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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