



22a Spot Lane
Bearsted, Maidstone
ME15 8NU

Guide Price £600,000 to £650,000

**22a
Spot Lane
Bearsted
Maidstone
ME15 8NU**



Description

An exceptional opportunity to acquire this substantial and beautifully presented detached family home, arranged over three floors and offering approximately 2,150 sq ft of impressive and versatile accommodation. Finished to a high standard throughout, the property boasts a wealth of quality features which can only be fully appreciated upon internal inspection.

At the heart of the home is the superbly appointed kitchen/dining/family room, providing a wonderful space for both everyday family living and entertaining, with bi-folding doors opening directly onto the south-facing rear garden. The generously proportioned principal bedroom benefits from its own en-suite dressing room and luxuriously appointed en-suite shower room. Three further well-sized bedrooms and a beautifully fitted family bathroom are situated on the first floor, while the converted loft space on the second floor provides an excellent fifth bedroom, playroom, home office or additional living space.

The ground floor is further complemented by a well-proportioned separate lounge and study, providing excellent flexibility for modern family life and home working. Additional features include underfloor heating to the ground floor and radiators to the first floor. Externally, the fully enclosed south-facing rear garden has been designed with ease of maintenance in mind, featuring an artificial lawn and paved patio area, ideal for outdoor dining and entertaining.

A particular feature of the garden is the contemporary detached outbuilding, currently arranged as a games room and benefiting from power, low-voltage recessed lighting and attractive feature wall panelling. This stylish and highly versatile additional space lends itself to a variety of uses, including a home office, garden room, playroom or leisure space.

A superb family home combining generous proportions, stylish interiors and highly versatile accommodation, complemented by an excellent south-facing garden and contemporary garden room.

Location

Located in this well established and convenient residential position within a quarter of a mile of a good selection of amenities on the Ashford Road, including shop with post office, supermarket, chemist and doctors surgery. The village also has a village green with a selection of gastro pubs, and restaurants, library and mainline railway station. The village also boasts a wide selection of sporting facilities and clubs and to the east of the village is the Woodlands Trust, with its 26 acres of amenity land. Educationally the area is well served with local Madginford School catering for infants and juniors. There are regular bus services from the Ashford Road into Maidstone and a wider selection of schools and colleges for older children in and around the County town.

Council Tax Band
G

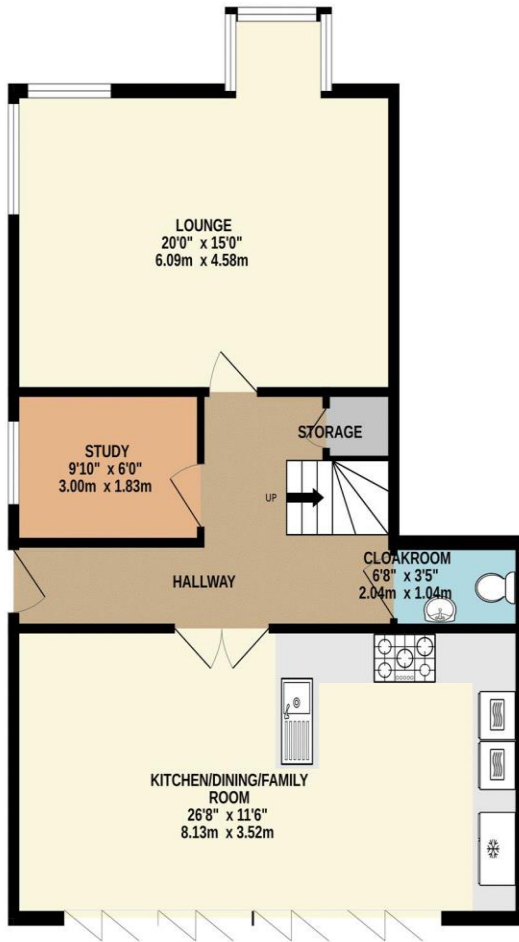
VIEWINGS STRICTLY BY
APPOINTMENT

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

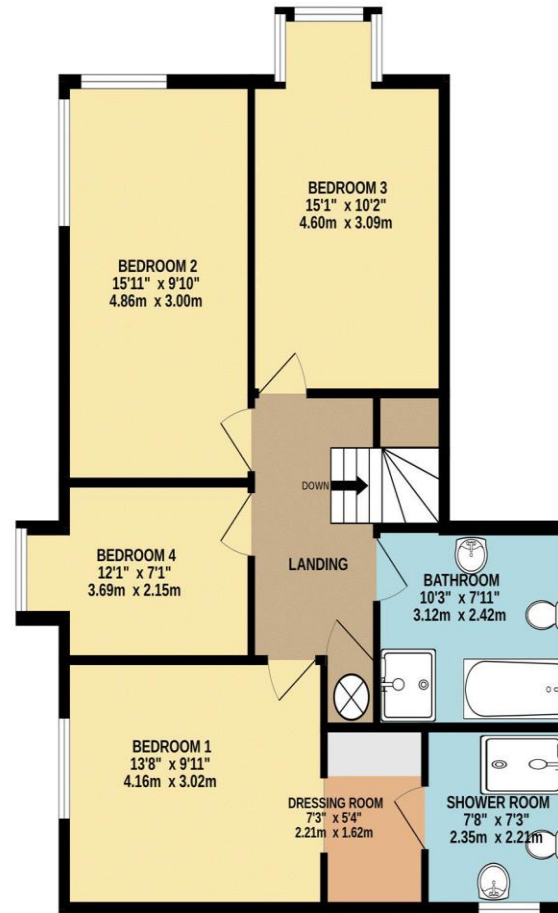


Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
773 sq.ft. (71.8 sq.m.) approx.



1ST FLOOR
781 sq.ft. (72.6 sq.m.) approx.



2ND FLOOR
308 sq.ft. (28.6 sq.m.) approx.



TOTAL FLOOR AREA : 1863 sq.ft. (173.0 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.

Made with Metropix ©2026



ON THE GROUND FLOOR

ENTRANCE HALL

A half-glazed Georgian-style composite entrance door, complemented by external lighting, opens into the hallway. Staircase rising to the first floor featuring a timber balustrade, oak handrail and matching newel post, with a useful storage cupboard beneath.

CLOAKROOM

Stylishly appointed with a low-level WC featuring a concealed cistern, wash hand basin and attractive walnut flooring.

LOUNGE 20' 0" x 14' 5" (6.09m x 4.39m)

Enjoying a dual aspect with fitted French shutters, including an attractive square bay window with an easterly aspect.

STUDY 9' 10" x 6' 0" (2.99m x 1.83m)

Window to front.

KITCHEN/FAMILY ROOM/DINING ROOM 26' 8" x 11' 6" (8.12m x 3.50m)

Approached from the hallway via double casement doors, this impressive open-plan kitchen/dining area provides a superb space for both everyday family living and entertaining. DINING AREA: Finished with attractive walnut-effect laminate flooring and featuring bi-folding doors with fitted blinds, opening onto and overlooking the rear garden with a desirable south-westerly aspect. KITCHEN AREA: Comprehensively fitted with a contemporary range of grey high-gloss units, complemented by contrasting granite work surfaces and a breakfast bar. An extensive range of integrated appliances includes a

five-burner hob with glass splashback and extractor above, eye-level ovens, microwave, and American-style fridge/freezer with external ice dispenser. Further features include recessed low-voltage lighting and practical vinyl flooring. Bi-folding doors with fitted blinds provide an attractive outlook over the rear garden and further enhance the room with its south-westerly aspect.

ON THE FIRST FLOOR

LANDING

Staircase rising to the second floor, featuring a timber balustrade and oak handrail. Useful built-in linen cupboard housing the Vaillant hot water cylinder.

BEDROOM 1 13' 8" x 10' 1" (4.16m x 3.07m)

A spacious, light and airy principal bedroom enjoying a dual aspect, with windows providing an abundance of natural light and a double radiator. Door to:

DRESSING ROOM 7' 3" x 5' 4" (2.21m x 1.62m)

A useful en-suite dressing area with fitted wardrobes and also housing the Vaillant gas-fired boiler. Door to:

EN-SUITE SHOWER ROOM 7' 8" x 7' 3" (2.34m x 2.21m)

The shower room is finished with brushed gold fittings and dark green tiling to dado height, extending to full height within the shower enclosure. Hexagonal ceramic floor tiles with a terrazzo-style pattern complement the scheme, with a window positioned to the side providing natural light. The suite comprises a WC with concealed cistern, with an inset recessed shelf above, and a floating

rectangular vanity unit with drawers beneath. A spacious walk-in twin shower features a rainfall shower head, handheld attachment, recessed shelving and glass screens. Further features include an extractor fan, shaver point and brushed gold heated towel rail.

BEDROOM 2 16' 0" x 9' 8" (4.87m x 2.94m)

Enjoying a dual aspect with windows providing excellent natural light, complemented by a double radiator.

BEDROOM 3 15' 1" x 9' 10" (4.59m x 2.99m)

Featuring an attractive square bay window enjoying an easterly aspect, together with a double radiator.

BEDROOM 4 12' 2" x 7' 1" (3.71m x 2.16m)

Window to the front elevation providing natural light, complemented by a radiator.

BATHROOM 10' 3" x 7' 11" (3.12m x 2.41m)

Beautifully appointed with a contemporary white suite and chrome fittings, complemented by Travertine tiling to the walls and floor. Featuring a superb glass-enclosed shower with rainfall shower head and separate hand-held shower, together with a bath with mixer tap and hand-held shower attachment. Further comprising a wash hand basin and low-level WC with concealed cistern. Recessed low-voltage lighting and an extractor fan complete the stylish finish.

ON THE SECOND FLOOR

BEDROOM 5 26' 0" x 12' 4" (7.92m x 3.76m)

Featuring two Velux windows providing excellent natural light, recessed low-voltage lighting and useful



built-in eaves storage, with some restricted head height towards the extremities.

OUTSIDE

TO THE FRONT:

The property is approached via an extensive in-and-out carriage driveway, attractively laid with brick paving and providing generous off-road parking for several vehicles.

REAR GARDEN:

The fully enclosed rear garden enjoys a desirable south-westerly aspect and has been thoughtfully designed for ease of maintenance. Immediately adjoining the house is a generous paved patio area, ideal for outdoor dining and entertaining, complemented by attractive timber and wrought-iron balustrading. The remainder of the garden features low-maintenance artificial lawn together with a raised planted bed.

A particular feature is the contemporary detached garden outbuilding, currently arranged as a games room and benefiting from power, recessed low-voltage lighting and attractive feature wall panelling. This stylish and highly versatile space offers excellent potential for a variety of uses, including a home office, garden room, playroom, gym or additional leisure and entertaining space.

Directions

From our Bearsted Office, proceed in a southerly direction into Yeoman Lane, passing the village green on the left hand side, at the junction with the Ashford Road, turn right heading towards Maidstone, taking the second turning on the left into Spot Lane. The property will be found a short distance along on the right hand side, as indicated by our sign board, just beyond Royston Road.





SALES OFFICES
01622 671200



sales@ferrisandco.net
www.ferrisandco.net



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

