

**SILVERHILL**
CARING LANE, BEARSTED, MAIDSTONE, KENT ME14 4NJ

EST 1900

Lambert & Foster

M20 JUNCTION 8, 1.5 MILES | MAIDSTONE 3.5 MILES | ASHFORD INTERNATIONAL 16.2 MILES

# SILVERHILL, CARING LANE, BEARSTED, MAIDSTONE, KENT ME14 4NJ

A most attractive smallholding on the immediate outskirts of Bearsted, comprising of pasture, some woodland and a pond, two one-bedroom detached chalets, an L-shaped stable block and an agricultural barn. In all the land extends to 10.15 acres (4.11 hectares).

GUIDE PRICE £675,000 FREEHOLD





## SITUATION

Caring Lane is nestled in a breathtakingly beautiful setting, boasting excellent connections to the M20, providing easy access to London and the Channel Ports. This coveted semi-rural location is situated on the outskirts of the charming village of Bearsted, where residents enjoy a delightful array of shops, schools, pubs, restaurants, a historic parish church, and a picturesque village green. It is an idyllic place to call home, blending the tranquillity of rural life with convenient amenities.

## DIRECTIONS

The postcode of the property is ME14 4NJ. Using the What3words App, the access to the property can be found at ///visions.introduce.flash

## ACCESS

The property is accessed directly off Caring Lane via double 5 bar gates over a driveway leading down to the land and properties.



## DESCRIPTION

A rare opportunity to purchase a stunning ring fenced parcel of undulating land which extends in all to 10.15 acres, together with 2 one bedroom residential chalets, stables and agricultural barn, lending its use to equestrian interests.

## THE CHALET

A detached timber framed building on brick piers with open plan living and kitchen area beautifully presented with solid oak flooring and fitted with woodburning stove standing on a large hearth of Welsh slate. To the rear there is a double bedroom with storage cupboards and a separate shower room. A large veranda to the front provides a pleasant seating area to enjoy views out over the pasture land.

## THE ANNEX

A former agricultural building now converted to provide light and airy accommodation of living room, a double bedroom, separate shower room and small kitchen. Adjacent is a store with plumbing for washing machine and separate WC. Decking provides outside entertaining space.











## AGRICULTURAL STORE

This sits in the valley and is a twin span timber framed barn with a pitched box profile steel roof with an adjacent store attached.

## STABLES

Located closer to the main entrance is the Stable Block. This is an L-shaped block of timber stables with 3 stables, hay store and tack and feed room on a concrete plinth. Electricity and water are connected.

## THE LAND

The undulating pasture is in a shallow valley and divided into paddocks with post and rail fencing. There is a corner of native woodland and on the far south eastern boundary is an attractive series of ponds with a breeze house with extended decking area overlooking the ponds. This area has mains water and electricity connected.

## METHOD OF SALE

Silverhill is offered for sale as a whole by Private Treaty. The selling agents may set a date for Best and Final Offers and interested parties are advised to register interest to be kept updated on the sales process.

## SERVICES AND UTILITIES

Both properties are connected to mains water and electricity with private drainage. Water and electricity are also connected to the stables. Applicants should rely on their own investigations as to the availability of further service connections.

## SOIL TYPE

Freely draining, slightly acid loamy soil.

## MINERAL, SPORTING AND TIMBER RIGHTS

Included in the freehold sale.

## PUBLIC RIGHTS OF WAY

The first part of the drive shares the access to a water treatment works.

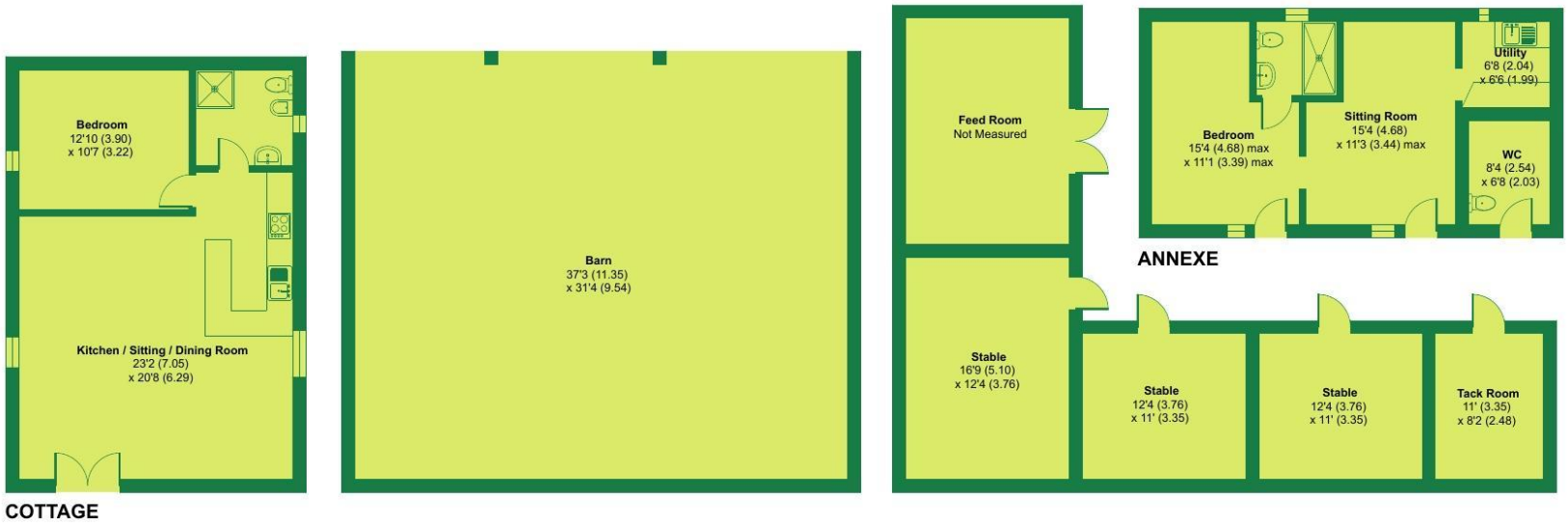
## FLOORPLANS

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

# Silverhill, Caring Lane, Bearsted, Maidstone, ME14 4NJ

Cottage Area = 637 sq ft / 59.1sq m (excludes feed room)
Annexe = 398 sq ft / 36.9 sq m
Outbuilding = 1780 sq ft / 165.3 sq m
Total = 2815 sq ft / 261.3 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). ©nichecom 2026.
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**PLANNING REFERENCE:**

a) For the main dwelling; 25/500842/LDCEX Lawful Development Certificate for existing use of the building known as Hut 1 as a dwellinghouse (use class C3)

For the second chalet

b) 15/507057/PNQCLA Prior approval for a proposed Change of Use of agricultural building to a dwellinghouse (Class C3), and for associated operational development.

A full list of the site's planning history is available on request.

**VIEWING:** Strictly by appointment only. Please contact the selling agents Paddock Wood Office, with enquiries directed to Alan Mummery or Antonia Mattinson on 01892 832325, option 3.

**TENURE:** The property is sold Freehold with vacant possession on completion.

**BROADBAND & MOBILE COVERAGE:**
(Visit https://checker.ofcom.org.uk/en-gb/broadband-coverage or enquire with the office for more information).

**LOCAL AUTHORITY:** Maidstone Borough Council, Maidstone House, King Street, Maidstone, Kent. ME15 6JQ

**COUNCIL TAX:** The Chalet is Council Tax Band C. The Annexe A.

**EPC:** The Chalet: C The Annex: D

**COVENANTS:** Covenants Relate to this property - please contact the office for more information.

**FLOOD & EROSION RISK:** Rivers and Sea Flood Zone 1. Surface Water Flood Zone 3.
(Visit flood-map-for-planning.service.gov.uk or enquire with the office for more information).

**DATAPACK:**: A Data Pack is available upon request from the Paddock Wood office.

**PARTICULARS, PLANS AND SCHEDULES:** The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

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