

# RADFORDS

ESTATE AGENTS

Village Houses

No Onward  
Chain



**25 ROSEACRE LANE  
BEARSTED  
KENT  
ME14 4JA  
PRICE £750,000 FREEHOLD**



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## 25 ROSEACRE LANE, BEARSTED, KENT, ME14 4JA

**AN EXCEPTIONAL AND WELL-PRESENTED DETACHED FAMILY HOUSE SET ON ONE OF BEARSTED'S MOST SOUGHT AFTER ROADS. VACANT POSSESSION IS AVAILABLE UPON COMPLETION.**

**ENTRANCE HALL, CLOAKROOM, LIVING ROOM, DINING ROOM, WELL-FITTED KITCHEN, LANDING, FOUR BEDROOMS, FAMILY BATHROOM, TWO GARAGES, CAR PARKING FOR SEVERAL CARS, SECLUDED AND WELL-PRESENTED GARDENS**

### **VIEWINGS**

Strictly by appointment with the Agent as above who will be happy to accompany viewings to your convenience.

### **DIRECTIONS**

Proceed to the A20 road running through Bearsted and Roseacre Lane, coming from the Maidstone direction, will be found on the left-hand side a short way before the Shell garage. The property will be found at the top on the left-hand side with our For Sale board outside.

### **DESCRIPTION**

An exceptional opportunity to acquire a substantial and well-presented detached family home with spacious family living accommodation. The property benefits from a large living room, spacious dining room and well-fitted kitchen. The bedrooms are spacious and the bathroom has been refitted in recent years. The property is set in beautifully maintained grounds with a secluded garden. Additionally, the property has the benefit of two separate garages. 25 Roseacre Lane is in close proximity to the renowned Thurnham & Roseacre schools, the village green, golf and tennis clubs.

### **LOCATION**

Located approximately 3 miles from Maidstone which offers a full range of shopping and recreational facilities. Rail links can be found locally at Bearsted and Maidstone East connecting into London Victoria (approx. 60 mins.). Alternatively, rail connections from Headcorn (8 miles) to London Bridge, Waterloo East, Cannon Street and Charing Cross (Approx. 60 mins). There are schools both in the state and private sectors including Sutton Valence, and the Maidstone Grammar Schools. Access to the M20 is approximately 2 miles away at Junction 8 affording links to London, the M25, Dartford Tunnel, South Coast and Gatwick and Heathrow Airports.



## 25 ROSEACRE LANE, BEARSTED, KENT, ME14 4JA

Replacement front door leading through to:

### **ENTRANCE HALL**

Attractively laid parquet flooring. Radiator. Wall lights. Useful understairs cupboard.

### **LIVING ROOM**

Double aspect with leaded windows to front and patio doors to rear garden both with fitted curtains. Two radiators. York stone feature fireplace with coal-effect fitted gas fire. Three wall light points. Door opening through to:

### **DINING ROOM**

Also served from Entrance Hall. Leaded window to rear. Radiator. Fitted curtains.

### **CLOAKROOM**

WC. Hand wash basin with monobloc tap. Wall heated. Leaded window to side with fitted blind.

### **KITCHEN**

Leaded window to rear and door to side. Fitted with range of base and eye level units finished in shaker cream with hardwood effect worktop surfaces with inset stainless steel single drainer sink unit with monobloc tap. Integrated dishwasher. Zanussi oven and ceramic hob with extractor hood over. Space and plumbing for washing machine and fridge freezer. Radiator. Ceramic tiled flooring.

### **STAIRCASE**

Leading to:

### **FIRST FLOOR LANDING**

Leaded window to front. Radiator. Wall light point. Access to insulated loft area. Airing cupboard with hot water cylinder.

### **BEDROOM 1**

Leaded window to front with fitted curtains. Radiator. Double wardrobe cupboard.

### **BEDROOM 2**

Leaded window to rear with fitted curtains. Radiator. Double wardrobe cupboard.

### **BEDROOM 3**

Leaded window to front. Radiator.

### **BEDROOM 4**

Leaded window to side. Radiator. Twin eaves cupboard storage area.

### **BATHROOM**

Leaded window to side and fitted blind. Shaped bath with power shower. Pedestal handwash basin. WC. Tiled flooring. Chrome heated towel rail.

### **OUTSIDE**

The property is approached over a driveway with parking for several cars. The front garden is laid mainly to lawn with well-established shrubs and hedging. Side gate access through to rear. The rear garden is laid mainly to lawn with paved patio and feature fishpond with water feature. There are hedged boundaries and established shrubs and trees in the rear garden.

**COUNCIL TAX**

Maidstone Borough Council Tax Band F

**ENERGY PERFORMANCE CERTIFICATE**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75   C
55-68	D		
39-54	E	53   E	
21-38	F		
1-20	G		

EPC Rating: E

**MONEY LAUNDERING REGULATIONS**

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

*These details have been prepared to comply with the 1991 Property Misdescriptions Act. Great care has been taken to be as accurate as is realistic. Please note that it should not be assumed that any fixtures or fittings are automatically included within the sale of this property. None of the services, fittings or appliances within the property have been tested by the Agent and, therefore, prospective purchasers should satisfy themselves that any of the aforesaid mentioned in the Sales Particulars are in working order. All measurements are approximate, and these details are intended for guidance only and cannot be incorporated in any contract.*

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## FLOORPLANS



Total area: approx. 128.5 sq. metres (1382.9 sq. feet)