



'Our Focus Determines Your Reality'



The Green
Bearsted
Kent
ME14 4DN



Sitting Room * Dining Room * Family Room * Snug
Kitchen/Breakfast Room * Cloakroom * Cellar Store Room

Principal Bedroom Suite * Study
Three Further Double Bedrooms, One Ensuite * Family Bathroom

Garden * Outbuilding * Ample Off Road Parking



STUNNING GRADE II LISTED FAMILY HOME

Believed to date from the 16th century this striking Grade II Listed property occupies a sought after location overlooking the village green.

Providing stylish, versatile accommodation consisting of a sitting room with bay windows, a fireplace and what is believed to be the original bread oven, a dining room, snug, family room, cloakroom and stunning kitchen/breakfast room on the ground floor. A cellar is used as a store room.

On the first floor there is a principal bedroom suite comprising a double bedroom, dressing room and bath/shower room. From the landing a spiral staircase leads to two double bedrooms, a family bathroom and a store room. A second staircase from the ground floor leads to a double bedroom/studio with ensuite shower room and access to the outside. There is also a study on this floor.

The paved garden to the front is bordered with mature hedging and enjoys a view of The Green. To the rear there is off road parking for approximately ten vehicles and an outbuilding currently used as storage which planning permission to create an annexe to provide ancillary accommodation.



BEARSTED

Bearsted Village Green is the hub of the Village with local amenities including shops, library and gastro pubs.

More comprehensive facilities are available in the nearby County Town of Maidstone.

SCHOOLS AND CONNECTIONS

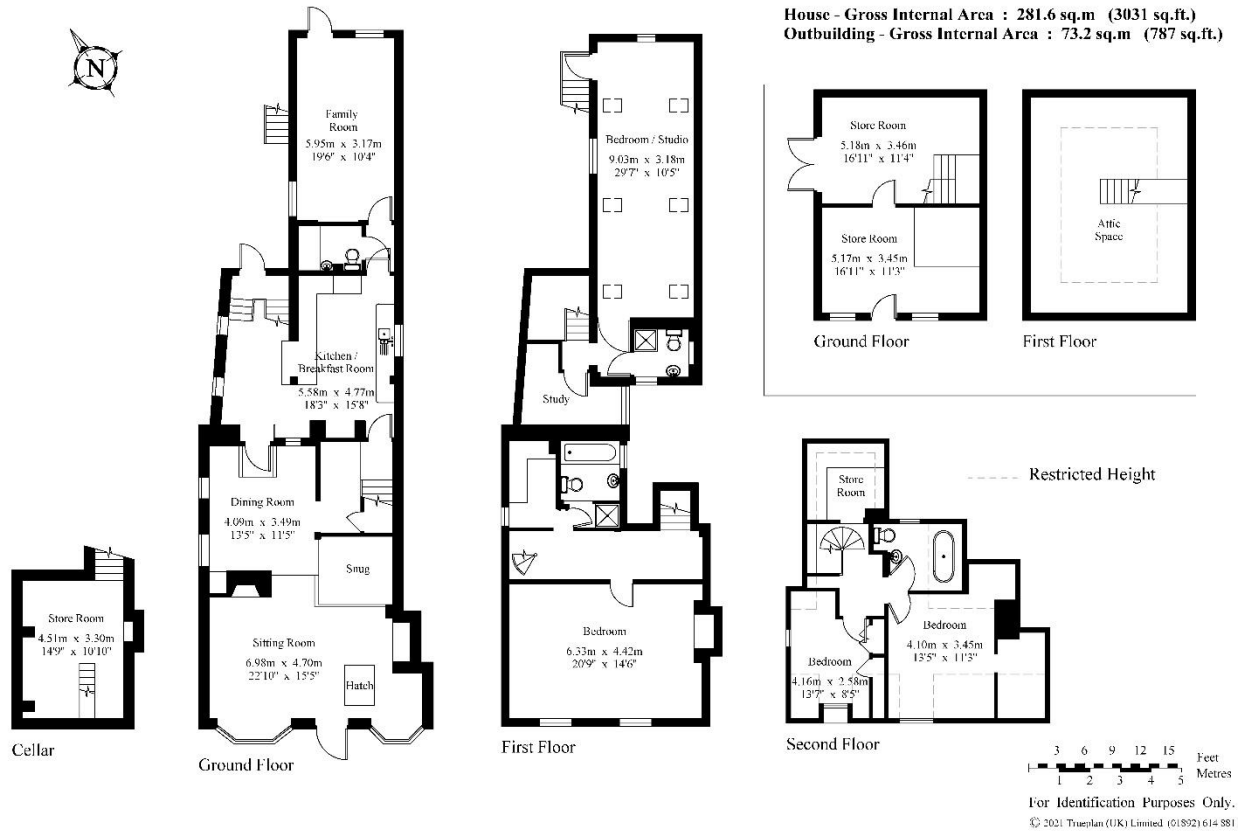
There is a local infant and junior school both within walking distance with a wide selection of state schools and colleges available in the area for older children.

There are excellent traffic links with easy access to London and the Continent via the M20 motorway which is a short drive and there is a main line station within walking distance.



April Cottage

House - Gross Internal Area : 281.6 sq.m (3031 sq.ft.)
 Outbuilding - Gross Internal Area : 73.2 sq.m (787 sq.ft.)



SERVICES

All mains services connected. Gas fired central heating.

EPC Rating: D – full details available on request.

Flying freeholds, neighbours bedroom is partially over the kitchen/breakfast room and dining room. Second floor bedroom is partially over the neighbours' first floor.

Shared drive up to the property's gates

Maidstone Borough Council - Council Tax Band F

It should not be assumed that any fixtures and fittings are automatically included within the sale.

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