

**OVER 60?**

Secure this property  
for up to **59% less!**



Video Tour available

**Price**

**£1,150,000**

**Freehold**

4x  4x  2x 

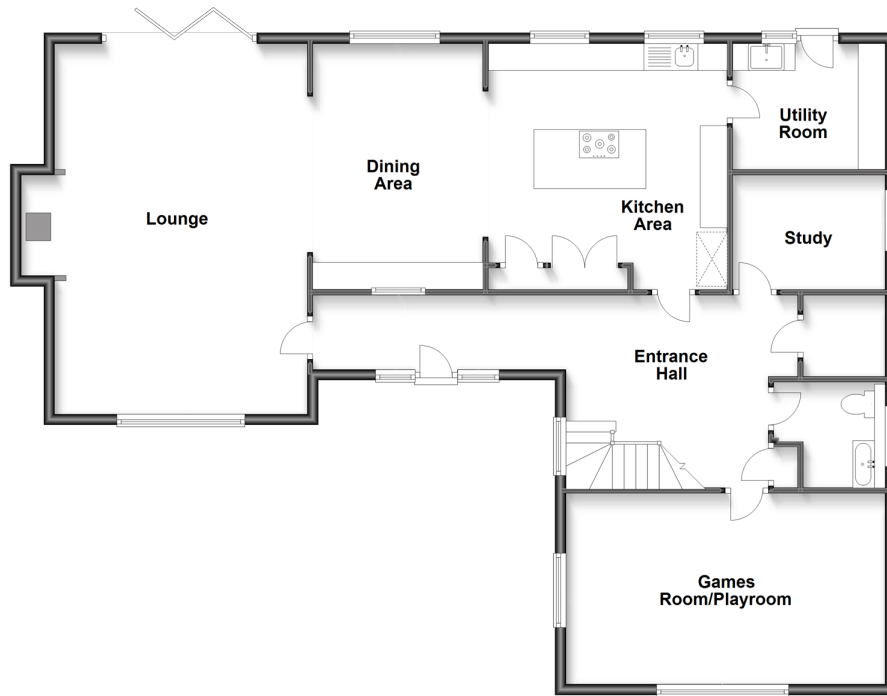
Church Lane, Bearsted, Maidstone, Kent,

ME14

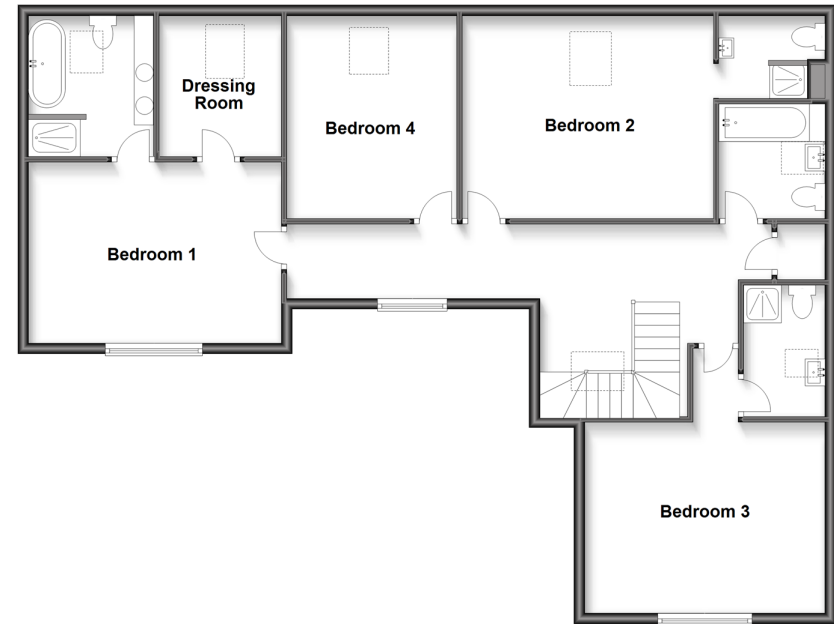
*Wards*  
Helping you move forwards



**Ground Floor**  
Approx. 134.4 sq. metres (1446.9 sq. feet)



**First Floor**  
Approx. 108.2 sq. metres (1164.9 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall  
Lounge: 22'7 x 15'7 (6.89m x 4.75m)  
Dining Area: 14'11 x 10'4 (4.55m x 3.15m)  
Kitchen Area: 15'0 x 14'6 (4.58m x 4.42m)  
Utility Room: 9'3 x 7'5 (2.82m x 2.26m)  
Study  
Boiler Room  
Cloakroom: 7'2 x 6'2 (2.19m x 1.88m)  
Games Room/Playroom: 20'0 x 11'8 (6.10m x 3.56m)

### FIRST FLOOR

Landing  
Bedroom 1: 15'4 x 11'0 (4.68m x 3.36m)  
Dressing Room: 9'3 x 7'0 (2.82m x 2.14m)  
En-suite Bathroom: 8'8 x 7'5 (2.64m x 2.26m)  
Bedroom 2: 14'7 x 11'8 (4.45m x 3.56m)  
En-suite Shower Room: 7'2 x 6'9 (2.19m x 2.06m)  
Bedroom 3: 14'10 x 12'6 (4.52m x 3.81m)  
En-suite Shower room: 6'8 x 5'6 (2.03m x 1.68m)

Bedroom 4: 12'7 x 10'4 (3.84m x 3.15m)  
Bathroom: 7'2 x 6'9 (2.19m x 2.06m)

### OUTSIDE

Front and Rear Gardens  
Outdoor Dining Area: 21'5 x 10'10 (6.53m x 3.30m)  
Garden Office: 18'1 x 12'7 (5.52m x 3.84m)  
Garage and Outbuilding: 28'4 x 18'2 (8.64m x 5.54m)  
Driveway



## Main features

- Private position yet within easy of access of all the village offers
- Detached garaging with gated entrance and parking
- Garden/home office with annexe potential
- Newly built outdoor dining area for all weather entertaining
- Code 4 for sustainable housing with air source heat pump



### Nearest Schools

Primary Schools: Roseacre Junior School 0.9 miles, Madginford Park Junior School 1.1 miles, Maidstone, St John's C of E Primary 2.2 miles  
Secondary Schools: Invicta Grammar School 2.4 miles, Valley Park Community School 3.0 miles



### Transport Information

Train Stations: Bearsted 0.5 miles, Maidstone Barracks 2.8 miles, Hollingbourne 3.1 miles



### Address

Church Lane, Bearsted, Maidstone, Kent, ME14



### Directions

For directions to this property please contact us.





*Wards*  
Helping you move forwards

Call Bearsted Branch 01622 730955 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



12328381/20230905/SG/MC