



Church Lane, Bearsted, Maidstone





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A beautiful example of a Victorian vicarage set in an elevated position in the popular village of Bearsted.



Tenure: Freehold

Local authority: Maidstone Borough Council

Council tax band: H





The Property

The Old Vicarage has been overhauled and updated by the current vendors with immense concentration to details having been spent on much of the infrastructure of the house over the last couple of years.

The Old Vicarage occupies one of the finest spots in the village; alongside the historic Holy Cross Church (built in the 13th Century) and above Bearsted Green with far reaching views towards the Kent North Downs. With nearly an acre of grounds the property combines a large and flexible home with gardens suitable for any use; from the formal rose garden through to a large flat lawned area perfect for everything from entertaining to childrens' football.

The quality of the renovation is noticeable everywhere, from the new tiles and lead on the entrance doorway to the replacement chimneys and tiles on the north-western side of the house.

Ground Floor

The main entrance for the property leads into a central hallway with staircase leading to a galleried first floor landing. Two formal reception rooms, both with working fireplaces and views over the garden, sit on the south-eastern side of the house benefitting from excellent sunlight throughout the day. A remodelled and updated office/study with full height bookcase sits alongside. A secondary staircase (which leads up towards the guest bedrooms) sits in the middle of the house alongside the guest WC, side access to the kitchen and the well-sized and tiled cellar.

The light and bright open plan kitchen/dining room has doors into the main dining room, the utility room and out onto the terrace, benefitting from a southerly aspect as well as a picture window with views towards the North Downs. The dining room, with original fireplace and dual aspect Victorian windows, sits at the front of the house and links back into the main entrance hallway. The utility room also links to a wonderful north facing larder and a side entrance way with two storage rooms with original tiled floors.



Coach House

The old coach house has been updated and now acts as either an additional garage or games/projects room. The current owners have added a large storage space above the room with pull down stair access. On the other side of the house a double garage provides excellent parking options.

First Floor

The main staircase leads up to two wonderful bedrooms overlooking the garden, one of which benefits from an en suite shower room. A guest bedroom (with far reaching views) with en suite and a further well-sized bedroom then sit alongside the principal suite of rooms; a large lofted double bedroom, updated shower room and dressing room (with potential alternative use as a bedroom 6).

Outside

The garden is replete with a wide range of mature plantings and flower beds including a rose garden enclosed by Elizabethan style box hedges and leading to a rose covered pergola walkway. On the kitchen side of the garden sits a small market garden layout whilst the majority of the garden is set to fine lawn. A stone terrace provides the perfect environment for outside dining and wraps around the property on the garden side.



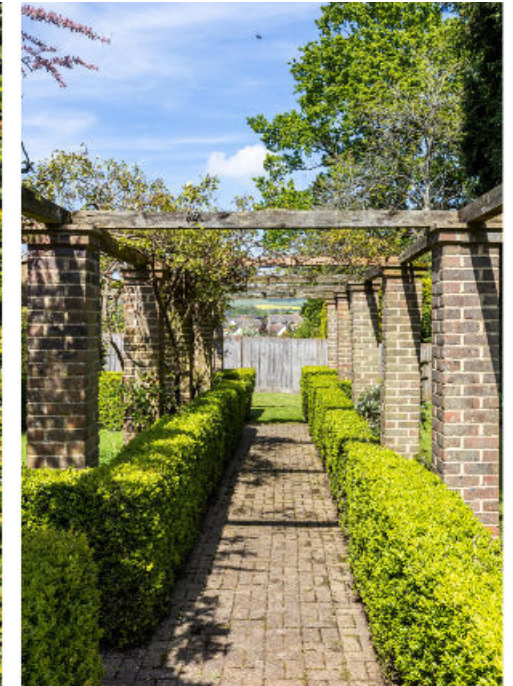


Location

The house is located in the popular village of Bearsted and within walking distance to the mainline train station with trains into London; directly into Victoria and direct trains to London Bridge early in the morning (and then with 1 change at Maidstone East in just over an hour). Bearsted also provides easy accessibility to the M26 which runs down to the Channel ports and the excellent golf courses around Deal whilst also linking to the M25, the airports at Gatwick and Heathrow and the wider UK motorway network.

The village provides a range of local amenities with a wider shopping offering found in nearby Maidstone.

The area is also home to many excellent schools including nearby Sutton Valance, Cranbrook, Maidstone Grammar for boys, Invicta Girls Grammar, Maidstone Girls Grammar and St. Ronans.



Approximate Gross Internal Floor Area = 413.7 sq.m / 4454 sq.ft

Garages = 76.7 sq.m / 826 sq.ft

Store = 4.7 sq.m / 51 sq.ft

Total = 495.2 sq.m / 5,331 sq.ft



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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Particulars dated July 2024. Photographs and videos dated May 2024.

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