



**2 Invicta Villas The Green, Bearsted, Maidstone, Kent, ME14 4DT**  
**Offers In Excess Of £375,000**

A quaint period cottage directly overlooking Bearsted Green. The property benefits from an open plan sitting and dining area providing spacious living accommodation, modern kitchen, two bedrooms with landing leading to an attractive bathroom with roll top bath and separate shower. Externally, there is a private rear garden with summerhouse. Parking permits available for residents around The Green at just £30pa.

The property is superbly positioned to take full advantage of all local amenities within Bearsted, particularly the excellent transport links via mainline train station and access to the M20 motorway, together with its close proximity to the renowned Thurnham & Roseacre schools and the picturesque Village Green opposite, with a selection of superb pubs and restaurants. Leisure facilities include Bearsted golf, bowls and tennis clubs and nearby leisure centres, whilst the beautiful grounds of both Leeds Castle and Mote Park are also close by. Council tax band: D



## ON THE GROUND FLOOR

### Entrance porch

Wooden entrance door. Single glazed windows to side. Shelved storage. Tiled floor. Wooden door leading to...

### Sitting Room

Single glazed sash window with fitted shutters. Fireplace with log burner. Storage shelving either side of fire place. Radiator. Wood laminate flooring. Opening to...

### Dining Room

Single glazed sash window to rear. Stairs leading to first floor. Under stairs storage cupboard housing meters. Spotlights. Radiator. Wood laminate flooring. Leading to...

### Kitchen

Modern sage green wall and base units. Wooden worktop. Electric hob with extractor over. Integrated oven. Inset sink with mixer tap. Integrated washing machine and dishwasher. Tiled splashbacks. Space for fridge/freezer. Under cabinet lighting. Single glazed window to rear. Wooden barn style back door leading to rear garden. Cupboard housing boiler. Spotlights. Wood laminate flooring.

## ON THE SECOND FLOOR

### Landing

Hatch to boarded loft with dormer window with potential for room conversion. Cupboard housing hot water cylinder. Wood laminate flooring.

### Bedroom One

Single glazed sash window with fitted shutters. Storage cupboard. Radiator. Wood laminate flooring.

### Bedroom Two

Single glazed sash window with fitted shutters. Radiator. Wood laminate flooring.

### Bathroom

Roll top bath. Corner shower. Pedestal wash hand basin with hot and cold taps. Low-level WC. Spotlights. Radiator. Oak flooring. Single glazed sash window to rear.

## EXTERNALLY

### Gardens

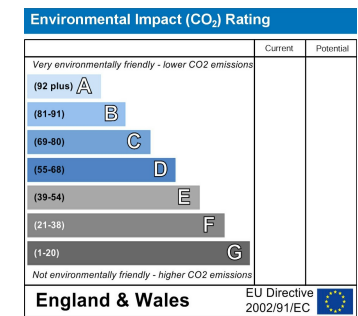
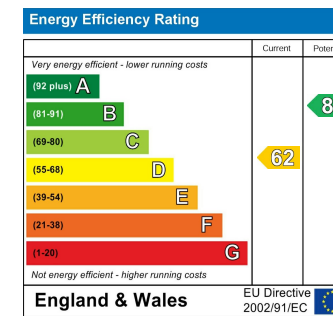
The FRONT GARDEN is gated with a brick path and lawned area with established borders. The REAR GARDEN is mainly laid to lawn with a patio area. Shared side access. Summer house. Outside tap and power point.

## VIEWINGS

Strictly by arrangement with the Agent's Bearsted Office, 132 Ashford Road, Bearsted, Maidstone, Kent ME14 4LX . Tel: 01622 739574.

## DIRECTIONS

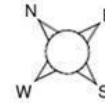
From the Agent's Bearsted Office bear right into the Ashford Road and immediately left into Yeoman Lane. Proceed to the Village Green and, at the junction adjacent to The White Horse, bear right where the property will be found on the left hand side.



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The Green Bearsted, Maidstone, Kent  
Approximate Gross Internal Area  
Main House = 786 Sq Ft/71 Sq M  
Summer House = 44 Sq Ft/4 Sq M



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.  
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