



Barty Way, Thurnham, Maidstone, , ME14 4GB
Offers In Excess Of £870,000



Nestled on the outskirts of the charming village of Bearsted is this nearly new detached house on Barty Way constructed in 2022, offering a splendid blend of modern living and elegant design, and spanning an impressive 2,140 square feet in total.

As you enter, you are greeted by spacious entrance hall which leads to three inviting reception rooms, perfect for both entertaining guests and enjoying quiet family time. The heart of the home is the open-plan kitchen/dining room, featuring premium finishes including quartz work surfaces and benefitting from French doors leading to the rear garden. A handy utility room, and a convenient WC completes the ground floor. The upper floors of the property boast five spacious bedrooms and four luxurious bathrooms including two en-suites, making it an ideal family home.

The property overlooks a picturesque green space in the centre of the development, providing a serene outlook. Additionally, the convenience of a garage and a driveway accommodating two vehicles adds to the practicality of this pristine home. The rear garden is predominantly lawned with a patio seating area and benefits from a convenient side access gate and a side door into the garage. Tenure: Freehold. EPC Rating: B. Council Tax Band: G.



LOCATION

The property's location provides easy access to the various amenities within Bearsted, including excellent transport links through the nearby mainline train station and the M2 and M20 motorways. The property is also in close proximity to the highly regarded Thurnham & Roseacre schools and less than a 10-minute walk from the scenic Village Green, which hosts a selection of fantastic pubs restaurants, and cafe. Additionally, residents can take advantage of leisure facilities such as Bearsted golf, bowls, and tennis clubs, and the beautiful grounds of both Leeds Castle and Mote Park are also close by.

ACCOMMODATION

Ground Floor:

Entrance Hall

Cloakroom

Study

Sitting Room

Kitchen/Dining Room

Utility Room

First Floor:

Principal Bedroom

• En-suite Shower Room

Bedroom Two

• En-suite Shower Room

Bedroom Three

Family Bathroom

Second Floor:

Bedroom Four

Bedroom Five

Shower Room

EXTERNALLY

Driveway

Garage

Rear Garden

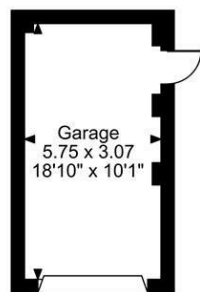
VIEWING

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

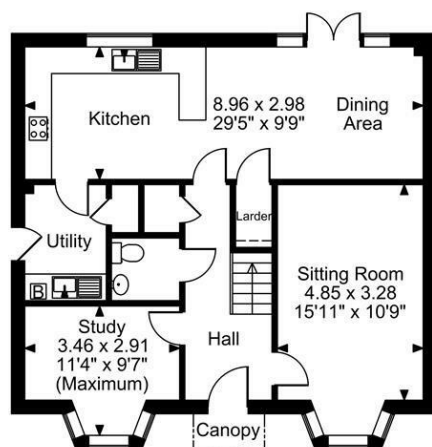
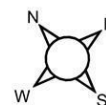
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

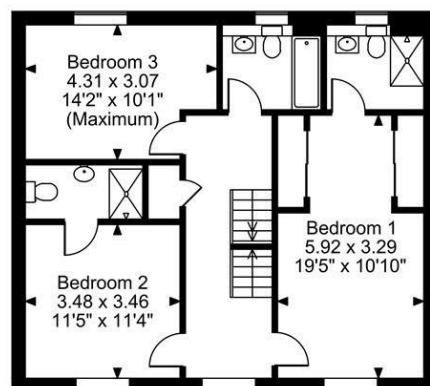
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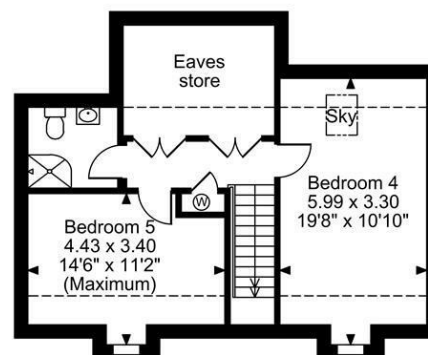
Thurnham, Maidstone
Approximate Gross Internal Area
 Main House = 1950 Sq Ft/181 Sq M
 Garage = 190 Sq Ft/18 Sq M
 Total = 2140 Sq Ft/199 Sq M



Ground Floor



First Floor



Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

□ □ □ □ Denotes restricted head height

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