



**46 Yeoman Way, Bearsted, Maidstone, Kent, ME15 8PH**  
**Price £625,000**





A substantial individual detached chalet property with a self contained annexe/studio situated in a choice non estate position adjacent to the Len Valley. The popular village of Bearsted offers a comprehensive range of excellent amenities including schools, shops, restaurants, inns, sports club, picturesque village green and London line station. Maidstone, the county town of Kent is some 3-miles distance.

The property is believed to be about 85-years old with later additions and has the benefit of a modern specification including a fitted kitchen, luxury bathroom and shower room en-suite, gas fired central and double glazed windows throughout. EPC rating: D. Tenure: Freehold. Council Tax Band: F.

An early inspection of this exceptional property is highly recommended by the sole agents.



#### GROUND FLOOR:

##### Entrance Porch

Double glazed entrance door with coloured lights. Radiator. Inner door to ...

##### Large Lounge

Double glazed bay window. Stone fireplace with wood burning stove. Radiator. Dado rail.

##### Inner Hall

Oak flooring. Radiator. Railed staircase to first floor. Radiator.

##### Large Kitchen/Dining Room

Attractive modern gloss cream doored units with wooden worktops comprising floor cupboards with shelves and drawers, matching wall cupboards, two shelved larder cupboards. Integrated AEG hob and oven. Dishwasher. Microwave. American style refrigerator. Wine cooler. Cooker hood. Part tiled walls. Engineered oak flooring. Two radiators. Three double glazed windows.

##### Utility Room

Floor and wall cupboards. Oak flooring. Plumbing for washing machine. Double doors to inner hall. Double glazed doors to rear garden.

##### Bedroom 3 (front of property):

Double glazed bay window. Triple wardrobe cupboards with sliding mirrored doors.

##### Bedroom 4:

Radiator. Double glazed window. Oak flooring. Range of built in wardrobe cupboards with drawers. Cupboard housing lagged hot water tank and gas fired boiler for central heating and domestic hot water (approximately 4-years old).

#### Large Bathroom

Contemporary white suite comprising Victorian style free standing roll top bath. Tiled shower enclosure with screen door. Wash hand basin with cupboard below. Low-level WC. Bidet. Tiled floor. Fully tiled walls. Heated towel rail. Double aspect.

#### FIRST FLOOR:

##### Landing

Double glazed window.

##### Principal Bedroom

Double glazed window. Built in wardrobe cupboards with shelves and drawers. Radiator. Access to roof space. Laminate flooring. Two eaves cupboards. Door to ...

##### Shower Room En-suite

White suite comprising two twin bowl sinks. Low-level WC. Tiled shower enclosure. Heated towel rail. Tiled walls. Tiled floor. Fitted cupboards. Secondary door to ...

##### Bedroom 2:

Double aspect. Double glazed windows. Radiator. Two eaves cupboards. Built in double wardrobe cupboard with mirrored doors. Laminate flooring. Secondary door to shower room en-suite.

#### EXTERNALLY:

##### DETACHED ANNEXE/STUDIO

##### 'L' Shaped Living Room

With kitchen area. Double glazed window. Laminate flooring. Storage cupboard.

##### Shower Room

Wash hand basin. Low-level WC. Plumbing for shower tray. Extractor fan.

#### Additional Storage Area

Up and over door.

#### GARDENS:

The property is situated on a good sized plot enjoying a high degree of seclusion. The fully enclosed rear garden has a depth of approximately 120' and comprises extensive lawned area with various trees, shrubs, brick patio, decked area, two storage bins. The front garden is fenced with various shrubs and an extensive brick drive which provides parking facilities for 4 or 5 vehicles.

#### VIEWING

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 turn right into Cavendish Way, first left into Copsewood Way and first right into Yeoman Way where the property will be found on the right hand side at the bottom of the road.

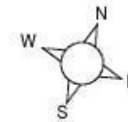
#### Energy Efficiency Rating

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

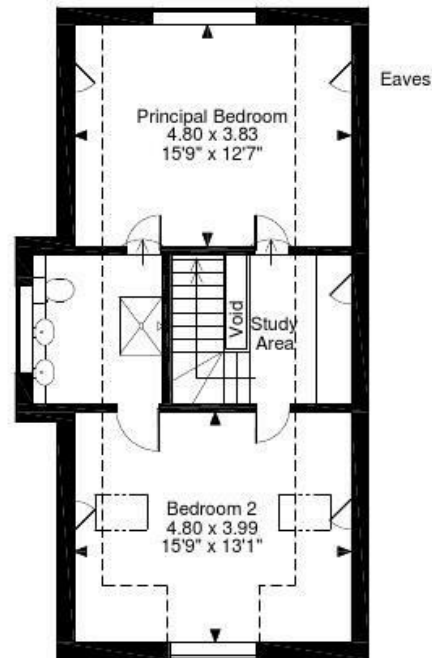
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Yeoman Way, Bearsted, Maidstone  
 Approximate Gross Internal Area  
 Main House = 1310 Sq Ft/122 Sq M  
 Garage = 57 Sq Ft/5 Sq M  
 Annexe = 287 Sq Ft/27 Sq M



Ground Floor



First Floor



Annexe

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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