

22 HAMPSON WAY, BEARSTED, MAIDSTONE, KENT ME14 4AP



A well proportioned, versatile, 4/5 bedroom family home standing in a generous, but easy to maintain, garden in a sought after quiet road.

OFFERED WITH NO FORWARD CHAIN.

The property is within easy walking distance of Bearsted village which offers a comprehensive range of local amenities including shops, doctor's surgery, pharmacy, post office, bank, golf club, church as well as public houses and restaurants around the picturesque Bearsted Green.

The catchment area of Roseacre and Thurnham schools currently includes the property and the schools are a very short walk away. Bearsted Green and Bearsted railway station are within a ten minute walk. The M20 motorway, which links to London and the Channel Ports, is under 10 minutes drive away.

The house has been modernised and extended by the present owners over the last 18 years and benefits from full double glazing and gas fired central heating via radiators. It has a solar PV system providing around £800 tax free annual income and a water softener. The accommodation amounts to around 1,700 square feet (in excess of 2,000 square feet including the garaging facilities) and the garden, which is mainly laid to lawn and contains mature trees, shrubs and hedges, extends to around 0.2 acre (STS).

The detached heated double garage has a large attached gym/playroom/study (with the potential to convert to a self-contained annexe subject to planning permission) with additional loft storage. There is an additional single garage to the other side of the house. Ample off road parking complements this lovely property.



Lounge



Lounge

Entrance Vestibule leading to Hall with fitted carpet, wall mounted radiator and 2 large cloaks cupboards.

Lounge (19'6 x 12'2): Double aspect with fitted carpet, wall mounted radiators, double glazed window to front elevation and double glazed French doors to rear garden. Feature genuine Victorian fireplace.

Study/Bedroom 5 (10'9 max x 9'4 max): Fitted carpet, wall mounted radiator, double glazed French doors to rear garden.



Entrance Hall



Downstairs WC



Study/Bedroom 5

Dining Room (17'6 max x 8'9): Fitted carpet, 2 wall mounted feature radiators, double glazed window to front elevation. Small storage cupboard. Door to single garage (17'7 x 8'8): power and light with timber doors and containing a water softener and space for a further fridge/freezer.

WC: Fully tiled walls and flooring with low level WC and wall mounted wash hand basin. Wall mounted radiator. Double glazed frosted window to side elevation.



Dining Room

Kitchen (12'6 max x 9'7): Range of wall and base units with solid American oak doors. Granite effect work surfaces. Built-in electric oven and gas hob, extractor. Plumbing for dishwasher. Space for fridge/freezer. Local tiling, ceramic tiled flooring. 1 ½ bowl satin finish stainless steel sink with mixer tap, drainer and waste disposal unit under. Double glazed window to rear elevation. Wall mounted radiator and TV point.

Laundry Room (10'2 x 5'3): Range of wall and base units with solid American oak doors. Roll top work surfaces. Space for fridge/freezer. Local tiling, ceramic tiled flooring. 1 ½ bowl stainless steel sink with mixer tap and drainer. Plumbing for washing machine and venting for tumble drier. Double glazed access door to garden.



Stairs to:

Bedroom 1 (11'3 x 10'9): Fitted carpet. Double glazed window to rear elevation. Wall mounted radiator. Fitted mirror wardrobes.

En-suite bathroom: Low-level WC, wash hand basin with mixer tap and vanity unit, panelled bath with thermostatic mixer tap and shower over. Vinyl flooring, fully tiled walls. Heated towel rail, illuminated wall mounted mirror and shaver point. Double glazed frosted window to side elevation. Extractor.





En Suite Bathroom



Landing

Bedroom 2 (12'2 x 10'5): Fitted carpet. Double glazed window to rear elevation. Wall mounted radiator. Built-in mirror wardrobe. Wash hand basin.



Bedroom 2



Bedroom 4

Bedroom 3 (9' x 8', extending to 12'4): Fitted carpet. Double glazed window to front elevation. Wall mounted radiator. Built-in wardrobe and cupboards.

Bedroom 4 (9' x 8'10, extending to 13' into eaves): Entrance vestibule. Fitted carpet. Double glazed window to front elevation. Wall mounted radiator.

Large Family Bathroom/WC (11'2 x 7' max): 4 piece suite comprising low-level WC, pedestal wash hand basin, panelled bath with shower over. Bidet. Vinyl flooring. Local tiling. Wall mounted feature radiator, heated towel rail, shaver point. Double glazed frosted window to rear elevation.



Family Bathroom

Outside to:

Gym/Studio/Playroom/Study (14'9 max x 13'9 max): Double aspect with double glazed windows to side and rear elevations. Wood effect laminate flooring. 2 wall mounted radiators. Power, TV and telephone points. Door leading to:

Double Garage (19'6 x 15'): Up and over door with security locks. Fully insulated with wall mounted radiator. Additional security alarm. Access to boarded storage loft. Side access door.



Rear Garden



Rear View of House

COUNCIL TAX: Band F £2,185.96 per annum 2014/15

These particulars are intended only to give a brief description of the property. The photographs have been taken with a wide-angle camera and may not be representative of the actual proportions. All measurements are for guidance only and should not be relied on for any purpose whatsoever.

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