





Freehold



## Two Trees, 25 The Landway, Bearsted ME14 4BE

- A Substantial 1930's Built Detached House
- Generously Extended & Much Improved
- Approx. 2500 Sq. Ft Of Accommodation
- Five Bedrooms - Three Bathrooms
- Three Spacious Reception Rooms
- Spectacular Family Room With Bi-Folding Doors
- Modern Open Plan Kitchen/Breakfast Room
- Within Easy Reach Of Local Schools & Amenities

### SITUATION:

Two Trees is situated in a highly sought after road in the heart of Bearsted village, within walking distance to Roseacre & Thurnham Schools, the village Green and the village's many local amenities.

Bearsted is an idyllic Kentish village, with a beautiful village green, flanked by many fine period residences, The White Horse and The Oak On The Green public houses, The Fish On The Green and several village shops including the renowned Crouch Butchers.

Other amenities within the village include a post office, an express supermarket, a library, a doctor's surgery, a petrol station, Roseacre and Thurnham schools, Bearsted Golf Club, Bearsted & Thurnham Tennis Club and a mainline station with a regular and direct service to London.

Bearsted is surrounded by much beautiful countryside including Bearsted Woodland

Trust, as well as having easy access to the North Downs and the Pilgrims Way, making it ideal for those who enjoy outdoor pursuits such as rambling. For those who enjoy riding, there are stables and livery yards nearby, along with plenty of bridleways.

The nearby village of Leeds is host to Leeds Castle, over 900 years old and set within over 500 acres of beautiful park-like grounds, the castle is known as 'the loveliest castle in the world' and is a draw for tourists from all over the world.

For a far wider range of amenities, the nearby county town of Maidstone offers a fine selection of shopping, educational and recreational facilities, including several grammar schools, Fremlin Walk Shopping Centre, three stations and a hospital.

Bearsted Station provides a direct rail link with London, whilst the nearby junction 7 of the M20 provides good road access to London and the coast.



#### DESCRIPTION:

An attractive 1930's built detached house, situated within a generous and secluded plot of 0.15 acres, in one of Bearsted's most prestigious roads, within easy reach of Roseacre & Thurnham schools and Bearsted Village Green.

Two Trees is a substantial family home, which has been significantly extended and much improved in recent years and now offers almost 2500 sq. ft of beautiful accommodation, set over two floors.

The property is entered via a handsome oak front door, framed either side by leaded windows, which opens into a welcoming entrance hall with a well appointed cloakroom/WC. Original oak flooring extends from the entrance hall into a vast, triple aspect sitting room, with a feature fireplace housing a wood burning stove.

There is another well proportioned reception room to the left of the entrance hall, with

exposed wood flooring, an open fire with a charming brick surround and a wonderful, curved bay window which looks out over the front garden.

To the rear of the house, there is a spacious, open plan kitchen/breakfast room, with a natural stone tiled floor, underfloor heating and leaded double glazed French doors which open onto the rear garden.

The kitchen has been fitted with an extensive range of wall and floor units, set around striking black granite work surfaces and a range of integrated appliances, including an induction hob, fridge/freezer, a double oven, microwave and coffee machine.

In 2013, the living accommodation was significantly extended with the addition of a spectacular 26 ft family room. This spacious and versatile room is drenched in natural light, courtesy of an impressive lantern window, a triple aspect and a wall of double glazed bi-folding doors which open onto the rear garden.

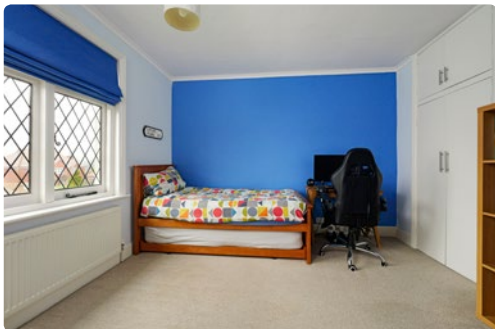
On the first floor, a central galleried landing leads to five bedrooms (four generous double bedrooms and a single bedroom) and a beautifully appointed luxury bathroom.

This has been fitted with a modern white suite, including twin sinks and a stunning free-standing slipper bath. The principal bedroom is an impressive room with a dual aspect, a fully fitted walk-in wardrobe and a sleek and stylish en-suite shower room.

#### OUTSIDE:

Two Trees sits within a generous plot of 0.15 acres and is set back from the road behind a mature and walled front garden, providing a high degree of privacy. A gravelled driveway provides ample parking for several cars and leads to a larger-than-average integral garage.

A gated side access leads to the rear garden, which is mainly laid to lawn, with mature and well-planted borders, a paved patio area and raised decking, which provides an ideal area for outdoor entertaining.









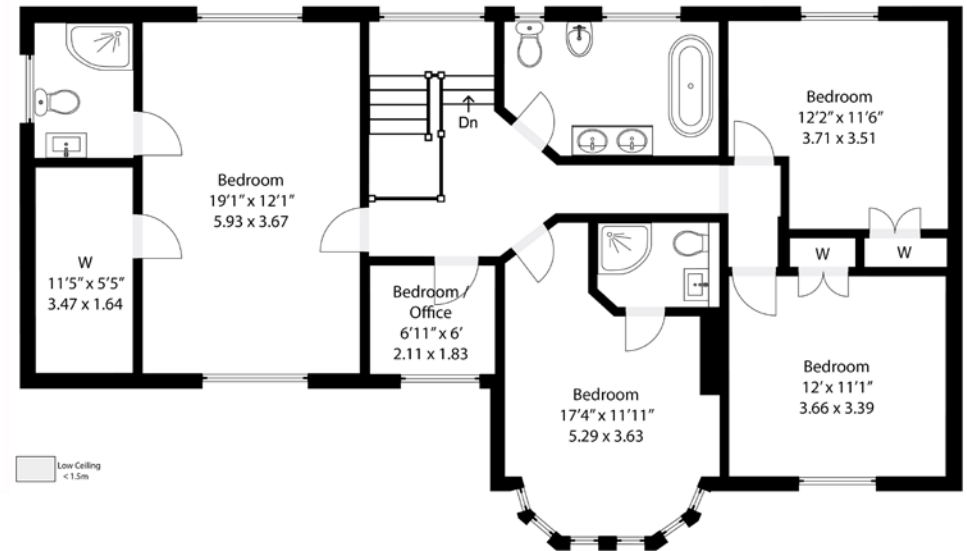
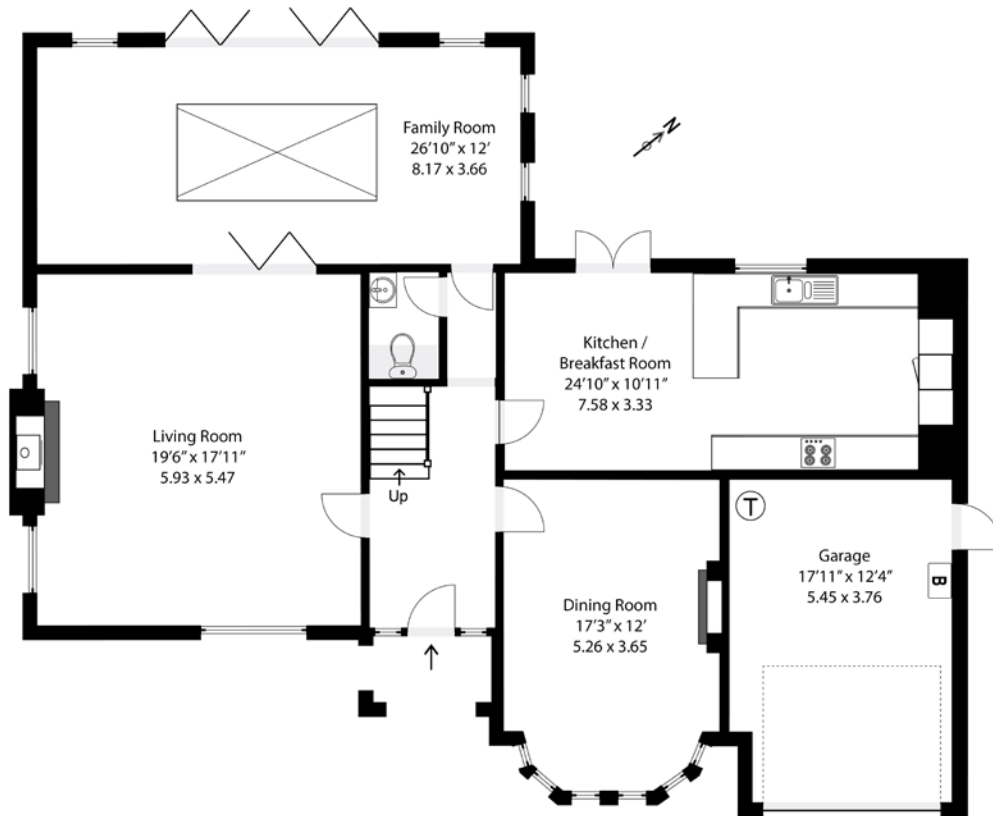












TOTAL FLOOR AREA: 2703 sq. ft (251 sq. m)  
HOUSE: 2488 sq. ft (231 sq. m)  
GARAGE: 215 sq. ft (20 sq. m)



EPC RATING  
D



COUNCIL TAX BAND  
G



GENERAL INFORMATION  
The property has all mains services connected.

Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD

01227 752617 | sales@foundationestateagents.co.uk | www.foundationestateagents.co.uk

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements, floor plans and site plans are a guide to prospective buyers only, and are not precise. Fixtures and fittings shown in any photographs are not necessarily included in the sale and need to be agreed with the seller. Foundation Estate Agents is a trading name of Foundation Property Services (Kent) Limited. Registered in England and Wales No. 7139236. Registered Address: Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD.

