



**Ultima House, 13 Yeoman Lane,  
Bearsted, Maidstone  
ME14 4BX  
£900,000**



**Ultima House**  
**13 Yeoman Lane**  
**Bearsted**  
**Maidstone**  
**ME14 4BX**



## Description

Delightfully proportioned substantial family house approached by a private driveway with ample off road parking and a secluded east/west plot measuring 120' x 66'.

The adaptable accommodation extends to 2300 square feet with gas fired central heating, located in this highly desirable position in the heart of Bearsted within a 1/4 of a mile of the Village Green.

Built by Barclay Homes 25 years ago to this charming Regency style.

The accommodation features a wonderful hallway, staircase and gallery landing, principal bedroom with en-suite bath and shower, four further bedrooms (totalling 5) with two en-suites, four reception rooms, kitchen/breakfast room and utility together with a downstairs cloakroom, secluded delightfully landscaped gardens to the rear enjoying a western aspect, alarm and safe.

To the front there is a double garage and ample parking.

## Location

Bearsted offers an excellent selection of local amenities including a selection of shops on the Ashford Road within a 1/4 of a mile of the property with a medical centre.

A little further away is The Village Green which typifies the Kentish scene with its cricket square and pond flanked by Oast houses, with a selection of gastro pubs and restaurants.

In the village there is a main line railway station connected to London on The Victoria Line, library, large area of amenity land extending in all to in excess of 20 acres known as The Woodlands Trust.

There is a great selection of sporting clubs and societies including tennis, bowls, football, cricket, golf, cubs and scouts, brownies and guides. Educationally the area is well served with the local Thurnham and Roseacre schools catering for infants and juniors.

Maidstone town centre is some two miles distant and offers a more comprehensive selection of amenities with a wider selection of schools and colleges for older children.

Mote Park, with its 450 acres, boating lake and leisure centre and swimming pool, two museum, county library and multi-screen cinema.

The M20/A20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and The Channel Ports.

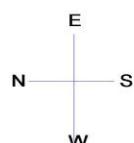
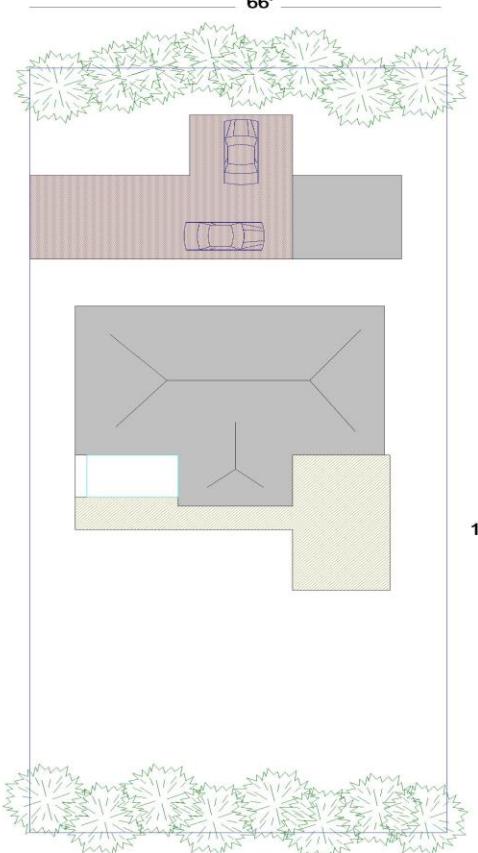
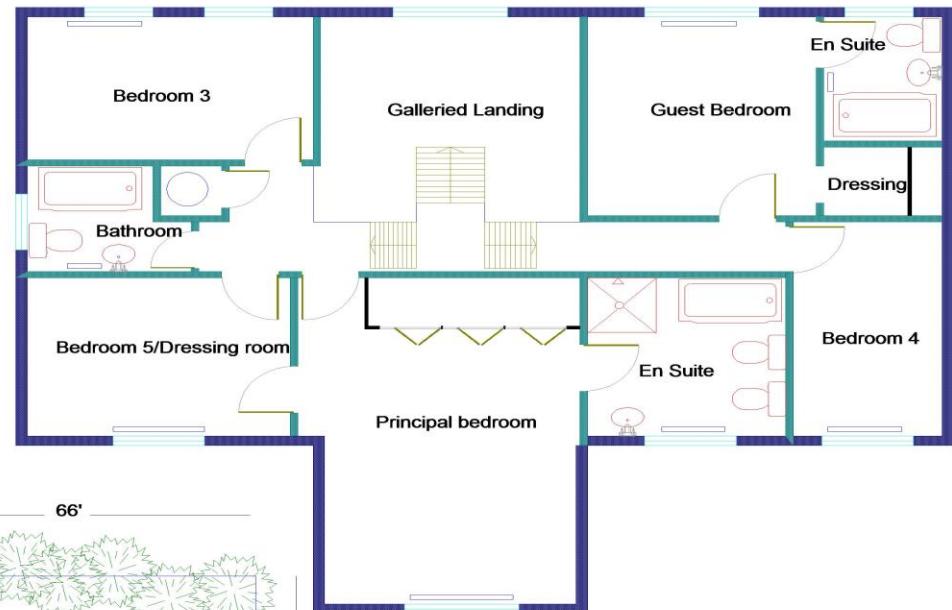
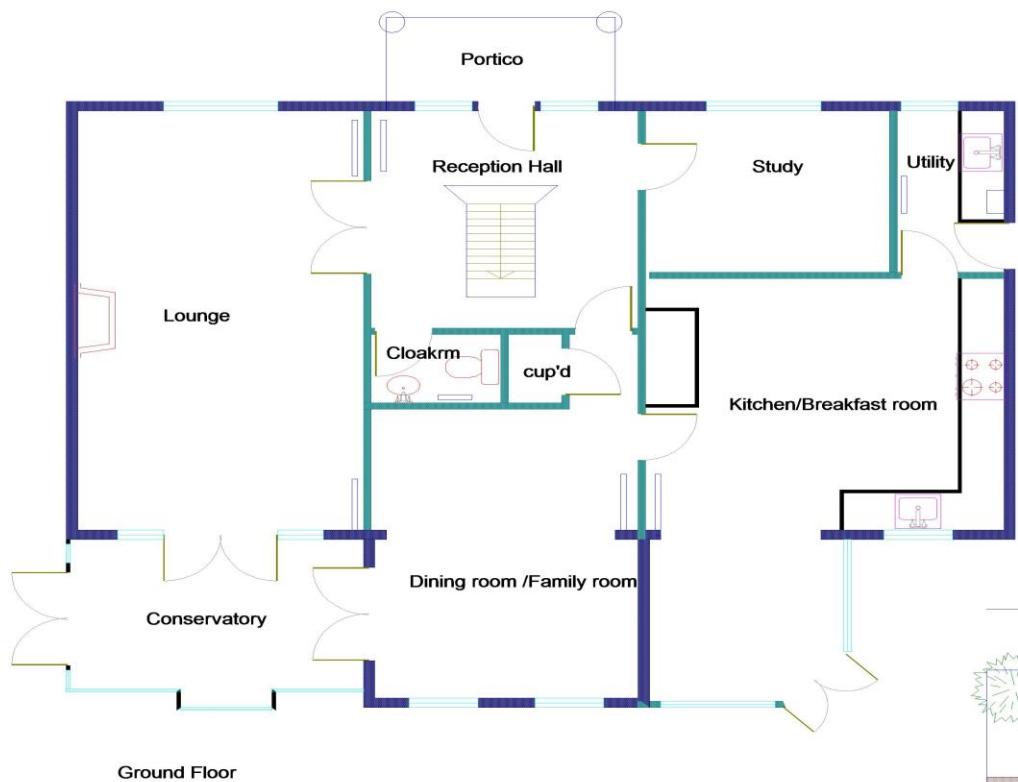
## Council Tax Band

G

## **VIEWINGS STRICTLY BY APPOINTMENT**

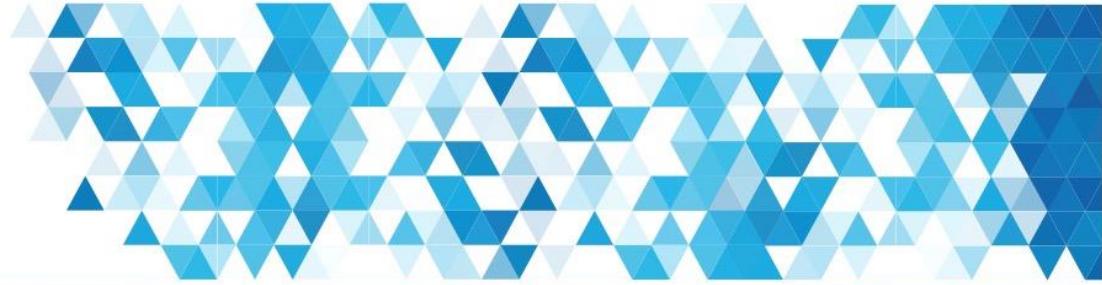
**Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.**





Floor area 2286 sq ' approximately.

N.B:Not to scale, for guidance only.



## ON THE GROUND FLOOR

### IMPOSING PORTICO

### ENTRANCE HALL

A magnificent reception area with a 16'10" (5.14m) ceiling height. Central staircase with a decorative balustrade and newel post. Hardwood entrance door with glazed side panels. Two wall light points. Double radiator. Dado rail. Ceramic tiled floor.

### CLOAKROOM

White suite with chromium plated fittings, comprising; Pedestal wash hand. Low level WC. Half tiled walls. Ceramic tiled floor.

### LOUNGE 23' 3" x 13' 0" (7.08m x 3.96m)

Veined marble fireplace with granite hearth. Four wall light points. Dado rail. Two windows to front affording an eastern aspect. Two double radiators. Double casement doors to;

### FAMILY ROOM/DINING ROOM 15' 8" x 11' 10" (4.77m x 3.60m)

Two windows overlooking rear garden affording a western aspect. Double radiator. Built-in cupboard. Double casement doors to;

### CONSERVATORY 11' 7" x 13' 0" (3.53m x 3.96m)

By Amdega. Timber framed and double glazed with glass vaulted ceiling. Decorative iron restraints. Western aspect. Double casement doors to garden. Limestone floor.

### FARMHOUSE KITCHEN/BREAKFAST ROOM 16' 2" x 14' 3" (4.92m x 4.34m)

Quality oak door and drawer fronts with brass fittings and completing granite effect working surfaces, comprising; 1 1/2 bowl stainless steel sink unit with mixer tap, cupboards under. range of high and low level cupboards with working surfaces incorporating Neff four burner gas hob with concealed extractor hood above and Miele double oven and grills beneath. Integrated fridge and freezer Neff dishwasher. dresser unit with glazed display cabinet. One double radiator. Tiled splashbacks. Concealed lighting. Recessed low voltage lighting. ceramic tiled floor. Glazed area with glass roof. Double casement doors overlooking rear garden. ceramic tiled floor. Wall light point.

### STUDY 10' 6" x 8' 7" (3.20m x 2.61m)

Window to front . Pipes for radiator. Glazed door to hallway. Recessed downlighters.

### UTILITY ROOM 9' 3" x 5' 3" (2.82m x 1.60m)

Matching range of units having oak door and drawer fronts with working surfaces, comprising; inset stainless steel sink unit with mixer tap, cupboards under. Plumbing for automatic washing machine. Worcester wall mounted gas fired boiler supplying central heating and domestic hot water throughout. Radiator. Consumer unit. Window to front affording an eastern aspect. half glazed door to side affording a southern aspect.

## ON THE FIRST FLOOR

### MAGNIFICENT GALLERIED LANDING

Decorative balustrade. Central dividing staircase. large window to front affording an eastern aspect. built-in linen cupboard with lagged copper cylinder, fitted immersion heater and shelving above. Access to roof space.

### PRINCIPAL BEDROOM 15' 7" x 13' 2" (4.75m x 4.01m)

Two double built-in wardrobe cupboards with hanging and shelving space, storage above. Window overlooking rear garden affording a pleasant outlook, western aspect. Telephone point. Radiator.

### EN-SUITE FIVE PIECE BATHROOM

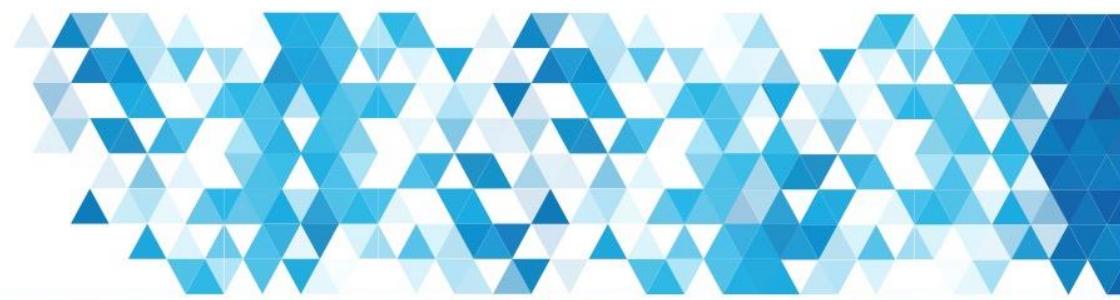
White with chromium plated fittings, comprising; Shaped panelled bath with period style mixer tap and shower attachment. Pedestal wash hand basin. low level WC. Bidet. Shower cubicle with Matki glazed cabinet. half tiled walls. Shaver point. Ceramic tiled floor. Extractor fan. Recessed low voltage lighting. Window to rear affording a western aspect. Double radiator.

### GUEST BEDROOM 12' 0" x 10' 2" (3.65m x 3.10m)

Window to front affording an aspect, pleasant open outlook. Radiator. Walk-in dressing room with hanging rail.

### EN-SUITE BATHROOM

White with chromium plated fittings. comprising; panelled bath with Aqualisa shower over. Hand basin. Low level WC. half tiled walls. Ceramic tiled floor. Double radiator. recessed spot lighting. Extractor fan. Window to front, eastern aspect.



## **BEDROOM 3 13' 0" x 8' 5" (3.96m x 2.56m)**

Two windows to front affording an eastern aspect, pleasant open outlook. Radiator.

## **BEDROOM 4 11' 0" x 7' 1" (3.35m x 2.16m)**

Window to rear affording a western aspect. Radiator.

## **BEDROOM 5 11' 7" x 7' 6" (3.53m x 2.28m)**

Intercommunicating door to principal bedroom. Beechwood flooring. Radiator. Window to rear affording a western aspect.

## **FAMILY BATHROOM**

White suite with chromium plated fittings, comprising; panelled bath with Aqualisa shower unit over. pedestal wash hand basin. Low level WC. Half tiled walls. Recessed spot lighting. Extractor fan. Shaver point. Window to side. Radiator. Ceramic tiled floor.

## **OUTSIDE**

The property stands amidst a plot measuring 120ft x 66ft bounded by close boarded fencing and Leylandii, hawthorn and holly hedging. The rear garden has been creatively landscaped and well stocked with shrubs and decorative trees enjoying a south western aspect. Specimens include weeping cherry, silver birch, eucalyptus, beech, magnolia and herb beds, flanked by box hedging, lavender and hebe. detached double garage with automated up and over entry doors, electric light and power. approached by a gravel driveway providing parking for numerous vehicles. Log store. Outside meters cupboard. Water tap.

## **Directions**

From our Bearsted office proceed in a southerly direction into Yeoman Lane passing The White Horse public house on the right hand side and The Village pond on the left. The property will be found approximately one hundred yards beyond the turning to Tower Lane on the right hand side.





SALES OFFICES  
01622 671200



sales@ferrisandco.net  
[www.ferrisandco.net](http://www.ferrisandco.net)



Penenden Heath Parade,  
Penenden Heath, Maidstone, Kent ME14 2HN

