

**Ware Street, Bearsted, Maidstone, ME14**

Approximate Area = 1182 sq ft / 109.8 sq m  
 Limited Use Area(s) = 22 sq ft / 2 sq m  
 Total = 1204 sq ft / 111.8 sq m  
For identification only - Not to scale

**76 WARE STREET**

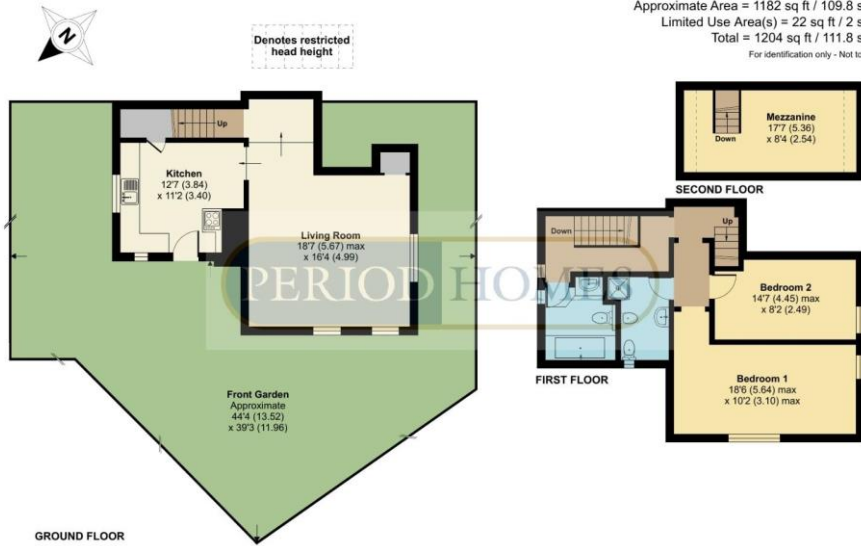
**BEARSTED**

**ME14 4PG**

**GUIDE PRICE £375,000 - £400,000**

**FREEHOLD**

**EPC REPORT: E**



ⓘ Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS Residential). ©nichcom 2025. Produced for Simon Miller & Company. REF: 1236113



**VIEWING ARRANGEMENTS BY PRIOR TELEPHONE APPOINTMENT WITH THE OWNER'S AGENTS**



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**Agents note:** All dimensions are approximate and quoted for guidance only. Reference to appliances, fixtures, fittings and services does not imply that they are necessarily in good condition, fit for purpose or are in working order. Interested parties are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property and confirmation regarding the condition of any fixtures and fittings included in the sale.





Situated in the charming area of Bearsted, this delightful semi-detached Tudor cottage, dating back to 17th century, offers a unique blend of period features and modern convenience. With two well-proportioned bedrooms and two bathrooms, this Grade 2 listed property is perfect for those seeking a characterful home in a superb location.

As you enter, you will be greeted by a warm and inviting reception room that showcases the cottage's historical charm. The property boasts a beautiful mezzanine that overlooks the master bedroom, adding a touch of elegance and providing a lovely space for relaxation or study. The two bathrooms ensure that family living is both comfortable and practical.

#### Property Features

- Two Bedroom Grade 2 Listed Period Cottage
- Two Bathrooms
- Period Features Throughout
- Beautiful Mezzanine Overlooking Master Bedroom
- Easy To Motorway Links
- Off Street Parking For Multiple Vehicles
- Superb Location Close To Bearsted Green
- Walking Distance To Bearsted Station



The exterior of the property is equally appealing, featuring gardens to the front that are complemented by a tranquil stream, creating a serene atmosphere. Off-street parking is available for multiple vehicles, making this home ideal for families or those with multiple cars.

Conveniently located, this cottage is just a short distance from Bearsted Green, where you can enjoy local shops and amenities. Additionally, Bearsted Station is within walking distance, providing easy access to nearby towns and cities, as well as motorway links for those who commute.

This property is offered chain-free, making it an excellent opportunity for buyers looking to move swiftly into their new home. With its rich history, charming features, and prime location, this Tudor cottage is a rare find that is sure to impress. Don't miss the chance to make this enchanting property your own. MATERIAL INFORMATION, Freehold, Council Tax Band: D, EPC Report: E, Broadband: Copper & Fibre

