



Frognal Lane, Teynham, Sittingbourne

Guide Price £225,000



Key Features

- Two Bedroom End of Terrace Property
- Peaceful Semi-Rural Setting
- Spacious Private Garden
- Ample Parking
- Two Reception Rooms
- Well-Connected Village
- Opportunity to Personalise
- Practical Layout
- EPC Rating - D (60)
- Council Tax Band - B



Property Summary

••• GUIDE PRICE £225,000 - £250,000 •••

Welcome to countryside living in the heart of Teynham - this charming two-bedroom end-of-terrace home is set in a peaceful, semi-rural location, surrounded by scenic views of open fields to both the front and rear.



Property Overview

- Stepping inside, the property offers a comfortable and well-laid-out ground floor with a bright lounge perfect for relaxing, a separate dining room ideal for meals or entertaining, and a kitchen that enjoys garden views. Upstairs, you'll find two generous bedrooms and a well-sized bathroom, providing comfortable living space for a variety of needs. Externally, the home offers an exceptionally large rear garden—ideal for enjoying nature or cultivating a private outdoor retreat. There's ample parking to the front and side, with the added benefit of extra space available at the rear, making access easy for visitors or multiple vehicles.
- Whether you're looking to enjoy a quieter lifestyle with countryside walks or wish to settle in a welcoming village with local amenities nearby, this property combines the best of both worlds—rural charm and practical convenience.

About The Area

- Teynham is a picturesque village nestled between Sittingbourne and Faversham, offering a perfect blend of countryside tranquillity and essential local conveniences. Surrounded by open fields and scenic walks, the area is ideal for those who enjoy the outdoors, with easy access to peaceful footpaths and nature trails right on your doorstep. The village itself provides a strong sense of community, with local shops, a post office, and a friendly pub contributing to the welcoming atmosphere. For those seeking more extensive amenities, the nearby towns of Sittingbourne and Faversham offer a wider selection of supermarkets, restaurants, and healthcare facilities—all within a short drive.
- Teynham railway station is just a short distance away, offering direct connections to London and the Kent coast, making travel for leisure or visiting friends and family simple and convenient. Local bus routes also serve the area well, and nearby road links provide smooth access to the A2 and M2 for car journeys.
- In all, Teynham is a peaceful yet well-connected location that offers a slower pace of life without compromising on day-to-day ease—making it an attractive option for those who value comfort, community, and countryside charm.

Lounge

12'8 x 10'11



Dining Room

12'7 x 9'5

Kitchen

12'6 x 10'1

Bedroom One

12'8 x 11'2

Bedroom Two

9'8 x 9'2

Bathroom

10'4 x 5'11

About LambornHill

Our agency has grown steadily over the years, built on a foundation of recommendations, reputation, and respect.

Since 2009, we have been helping buyers, sellers, landlords, and tenants navigate the property market in Sittingbourne and the wider Swale area. Our experienced team is dedicated to providing expert advice, tailored solutions, and a seamless property journey. With a strong local reputation built on trust and results, we are here to make your next move a success. Contact us today and experience the LambornHill difference.

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GROUND FLOOR
422 sq.ft. (39.2 sq.m.) approx.



1ST FLOOR
355 sq.ft. (33.0 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	85	
(81-91)	B		
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

TOTAL FLOOR AREA : 777 sq ft. (72.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and fixtures and fittings have not been tested and no guarantee as to their operability or efficiency can be given.
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