



Guide Price £300,000

Barnfields Court, Sittingbourne

Bedrooms: 3    Living Spaces: 1    Bathrooms: 3

# Summary of Barnfields Court

\*\*\* Guide Price £300,000 - £325,000 \*\*\*

A beautifully presented three-bedroom semi-detached home tucked away in the quiet and highly desirable Barnfields Court, offering spacious accommodation, a private rear garden, and the rare benefit of an double car port providing parking for two vehicles. With modern interiors, a generous living/dining space, and a peaceful cul-de-sac setting, this property is ideal for families, first-time buyers, or those seeking a move-in ready home.

## Key Features

- Three Bedroom Semi-Detached Property
- Quiet cul-de-sac location
- Double car port for two vehicles
- Spacious dual-aspect lounge/diner
- Modern fitted kitchen
- Ground-floor cloakroom
- Private enclosed rear garden
- Ideal for families or first-time buyers
- EPC Rating C (76)
- Council Tax Band C



## Property Overview

Stepping into the home, you are welcomed by a bright entrance hall leading through to the main living accommodation. The lounge/diner is a generous dual-aspect space, comfortably accommodating both seating and dining areas. Large windows to the front and French doors to the rear allow natural light to flow throughout the room, while providing direct access to the garden — perfect for everyday family life and entertaining.

The kitchen is fitted with a range of modern wall and base units, complemented by work surfaces and integrated cooking appliances. There is space for additional appliances, and the layout is both practical and stylish — well suited to busy households.

Upstairs, the property offers three well-proportioned bedrooms. The principal bedroom provides ample space for wardrobes and furniture, while the second bedroom is another comfortable double. The third bedroom is ideal as a child's room, guest room, or home office.

The family bathroom is fitted with a white suite including a bath with shower over, while a convenient ground-floor cloakroom adds practicality for everyday living.

To the rear, the property enjoys a private enclosed garden with a patio area and lawn — ideal for relaxing, outdoor dining, or children's play. A garden shed provides useful external storage.

A standout feature is the double car port, offering covered parking for two vehicles — a rare and highly desirable benefit in modern developments.

## About The Area

About the Area — Great Easthall, Sittingbourne (Milton Regis)  
Great Easthall is a well-established residential area on the Milton Regis side of Sittingbourne, popular for its easy access to the town while still being close to open green space. One of the standout local features is Milton Creek Country Park — Sittingbourne's "green heart" — offering walking routes, wildlife, and a great outdoor escape right on the doorstep.

For commuters, Sittingbourne Station provides regular connections, including services towards London Victoria and London St Pancras International (High Speed routes via the wider line), making it a practical base for travel into London and across Kent.

Day-to-day, you're also well placed for access into Sittingbourne town centre, with its range of shops, supermarkets, cafés and other amenities, plus straightforward routes out towards the surrounding areas.

## Lounge

5.26m x 3.78m (17'3 x 12'5)

## Kitchen

2.92m x 3.38m (9'7 x 11'1)

## Downstairs W/C

0.86m x 1.85m (2'10 x 6'1)

## Bedroom One

3.10m x 2.54m (10'2 x 8'4)

## Ensuite

2.06m x 1.91m (6'9 x 6'3)

## Bedroom Two

3.02m x 2.59m (9'11 x 8'6)

## Bedroom Three

2.13m x 2.57m (7'00 x 8'5)

## Bathroom

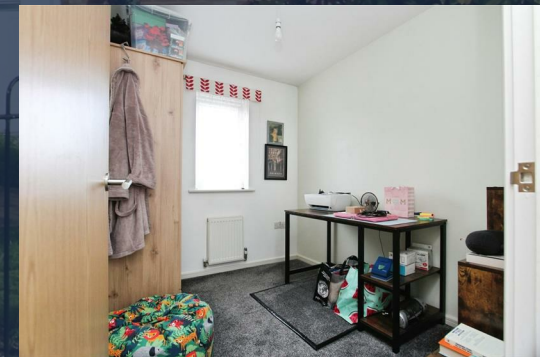
2.01m x 1.98m (6'7 x 6'6)

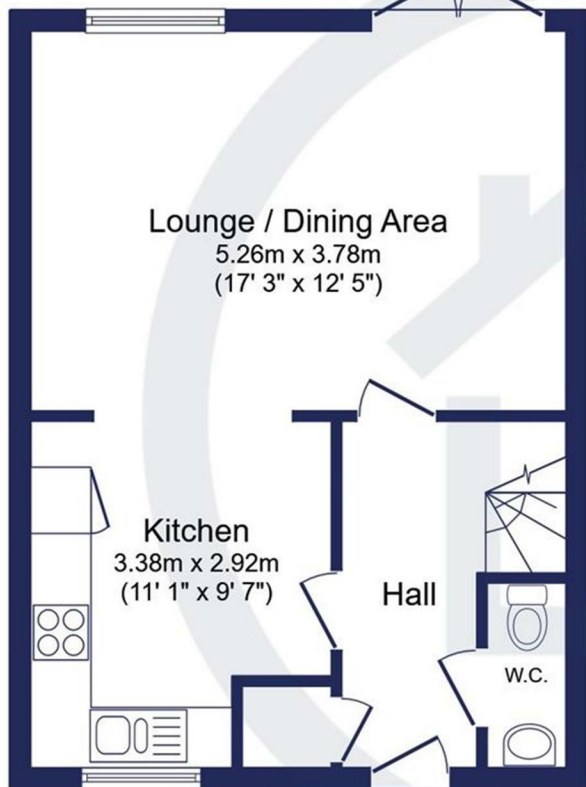
## About LambornHill

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.

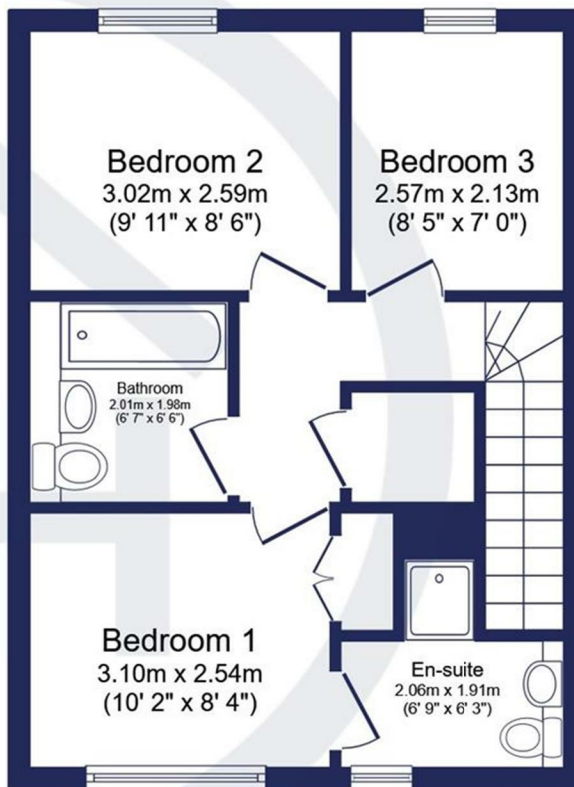
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**Ground Floor**

Floor area 39.1 sq.m. (421 sq.ft.)



**First Floor**

Floor area 39.1 sq.m. (421 sq.ft.)

Total floor area: 78.2 sq.m. (842 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>88</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>76</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>			EU Directive 2002/91/EC



LambornHill have produced these details in good faith and believe they provide a fair and accurate description of the property being marketed. Following inspection and prior to financial commitment prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries, relating to specific points of importance for example condition of items, permissions, approvals and regulations. The accuracy of these details are not guaranteed and they do not form part of any contract.

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