



Cornfield Close, Sittingbourne
Guide Price £375,000

Key Features

- Three bedrooms Detached House
- Built in 2022 – Still under warranty
- Ensuite to master bedroom
- Spacious kitchen/diner with garden access
- Lounge with separate W/C downstairs
- Private rear garden with side access
- Driveway for 2–3 cars & Detached garage
- Quiet cul-de-sac location
- EPC Grade B (83)
- Council Tax Band E

Property Summary

*** Guide Price £375,000 - £400,000 ***

Situated in a popular modern development on the edge of Sittingbourne, Cornfield Close offers a fantastic opportunity to purchase a beautifully presented three-bedroom semi-detached home, built in 2022 and finished to a high standard throughout.



Property Overview

Step inside and you're welcomed by a bright, spacious hallway, with a convenient W/C to the left and a generous lounge to the right — perfect for relaxing evenings or entertaining guests. At the rear of the property, the heart of the home is the stylish kitchen/diner, complete with integrated appliances, plenty of worktop space, and French doors leading out to the rear garden — ideal for family life or summer entertaining.

The garden is a low-maintenance, secure space with the added bonus of side access leading directly to the driveway, making outdoor living easy and practical.

Upstairs, the property features two double bedrooms and a further single room — perfect for a growing family or home office setup. The master bedroom benefits from a sleek ensuite shower room, while the family bathroom is finished in a modern, neutral tone with full bath and overhead shower.

Externally, this home benefits from off-street parking for two to three vehicles, plus a detached garage, providing excellent storage or potential for a home gym or workspace.

About The Area

Set within the growing and family-focused development, this home enjoys a prime location on the outskirts of Sittingbourne — offering the perfect balance between town convenience and suburban calm. With easy access to schools, green spaces, and excellent transport links, it's an ideal spot for young families, professionals, and commuters alike.

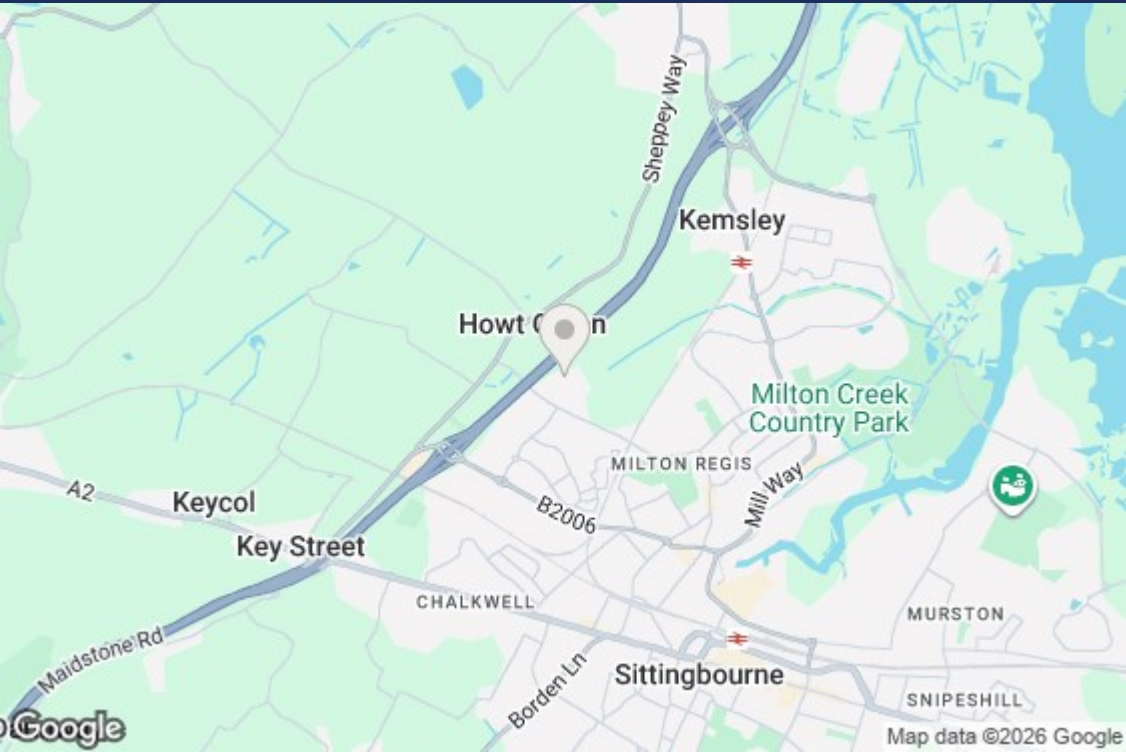
For those heading into London, Sittingbourne Station is just a short drive away, offering both mainline and high-speed services to St Pancras and Victoria, with journeys taking around an hour. The nearby A249 provides swift road access to the M2 and M20, connecting you to Maidstone, Canterbury, and beyond.

The area is well-served for education, with a choice of primary and secondary schools nearby, including The Sittingbourne School, Westlands, and grammar schools such as Highsted and Borden, making this a great location for growing families. New schools and community facilities are also planned as part of the wider North West Sittingbourne development.

For day-to-day living, the property is conveniently located near supermarkets, shops, and local services. Milton Creek Country Park and local play areas offer green open space just a stone's throw away, perfect for family outings, walking the dog, or weekend bike rides. There's also a strong sense of local community, with amenities continuing to grow as the area develops.

With its blend of modern surroundings, practical amenities, and future potential, Cornfield Close is a fantastic place to put down roots — whether you're upsizing, starting a family, or simply looking for a fresh, low-maintenance lifestyle in a thriving part of town.

Ground Floor



Lounge
15'5 x 12'1

Kitchen / Diner
18'10 x 12'1

Downstairs W/C

1st Floor

Master Bedroom
11'9 x 11'1

En-suite
8'6 x 4'2

Second Bedroom
11'3 x 11'0

Third Bedroom
11'0 x 7'3

Family Bathroom
8'4 x 7'0

About LambornHill

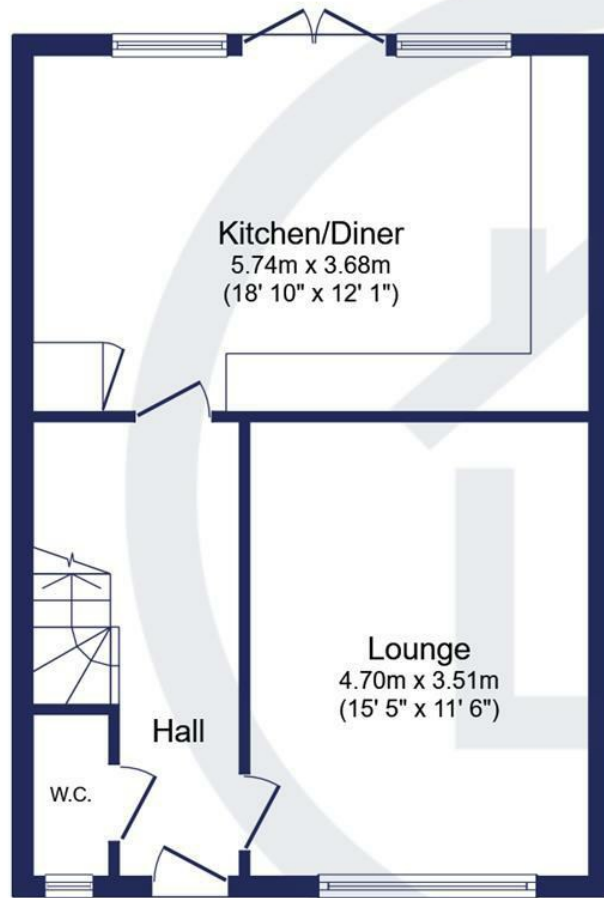
Our agency has grown steadily over the years, built on a foundation of recommendations, reputation, and respect.

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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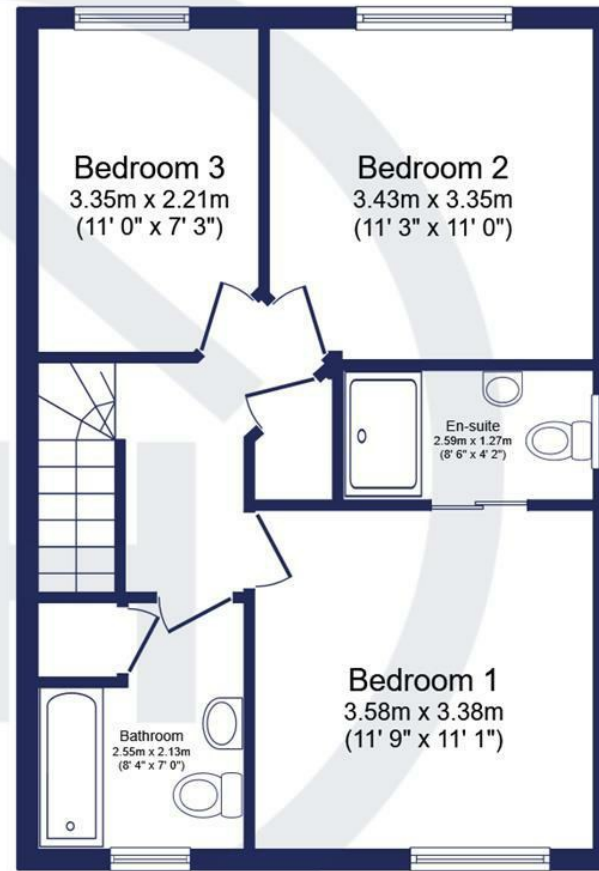


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Ground Floor

Floor area 48.7 sq.m. (524 sq.ft.)



First Floor

Floor area 48.7 sq.m. (524 sq.ft.)

Total floor area: 97.4 sq.m. (1,048 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) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(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		

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