



Borden Lane, Sittingbourne

Asking Price £800,000

Key Features

- 5 Bedroom Detached Home
- Sits on 0.3 Acres
- Planning Permission Granted for Granny Annexe & Further Extension Of Each Wing
- Spanish Villa Style Design
- Further Development Potential Beyond Existing Planning (STPP)
- Neutral & Well-Maintained Interior
- Gated Drive & Privacy
- Flexible Long-Term Living
- EPC Rating D (62)
- Council Tax Band F

Property Summary

Situated on a generous 0.3-acre plot in one of Sittingbourne's most sought-after roads, Borden Villa is a distinctive five-bedroom detached home originally designed in the style of a Spanish villa. Offering flexible living across three cleverly arranged levels, this substantial property has been well maintained and is perfect for those seeking a spacious forever home, with the added benefit of approved planning permission and scope for future development.



Property Overview

The layout is both functional and versatile. The main level hosts four bedrooms, a family bathroom, utility room, and internal access to the garage. A short staircase leads down to a stunning open-plan kitchen/dining room and lounge, ideal for hosting family and friends, with full-width proportions and excellent natural light. Above, the mezzanine level features a large principal bedroom with its own en-suite, providing a private and peaceful retreat away from the rest of the home.

The home is neutrally presented throughout and ready to move straight into, while still offering opportunities to personalise and improve. Planning permission has been granted for the erection of front and rear single-storey extensions, conversion of the garage into a granny annexe, and the insertion of 8 rooflights — ideal for those looking to accommodate multigenerational living or add further value over time.

Externally, the property benefits from parking for five or more vehicles, a double garage, and mature wraparound gardens that offer both privacy and space. For those seeking a longer-term project, the plot itself may hold the potential for up to four new homes (STPP), presenting a rare opportunity for small-scale independent developers.

Positioned within the prestigious Borden Lane area, the property is ideally located for access to Sittingbourne's amenities, mainline train station, and the A249. Countryside walks and green spaces are also close by, making this a perfect balance between town and tranquillity.



About The Area

Borden Lane is one of Sittingbourne's most desirable residential roads — known for its leafy surroundings, generous plots, and peaceful setting on the edge of town. The area strikes a rare balance between seclusion and convenience, offering a sense of countryside calm while remaining just a few minutes from Sittingbourne's bustling high street and railway station.

For those looking to stay connected, Sittingbourne offers regular mainline services to London Victoria, St Pancras International, and Cannon Street, making it an excellent base for those still commuting part-time or wanting easy access to the city for leisure. The A249, M2 and M20 are also close by, providing strong links across Kent and towards the coast.

Local amenities include Borden village with its traditional pub, cricket green and rural walks, while Sittingbourne town centre offers a growing range of shops, supermarkets, cafés and eateries, along with a newly upgraded leisure complex including a cinema and gym.

Healthcare facilities are readily accessible, with GP practices and pharmacies nearby, and Sittingbourne Memorial Hospital just a short drive away. The wider Swale area also benefits from a strong selection of community groups and services.

With its charming setting, large plots and excellent transport links, Borden Lane continues to appeal to those looking for long-term comfort, lifestyle flexibility and a strong sense of place within the local community.



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Lounge
6.43m x 6.43m (21'1 x 21'1)

Mezzanine

Kitchen
6.35m x 3.48m (20'10 x 11'5)

Bedroom One
5.51m x 5.41m (18'1 x 17'9)

En-Suite
2.95m x 2.49m (9'8 x 8'2)

Bedroom Two / Flex Room
5.08m x 3.56m (16'8 x 11'8)

Bedroom Three
3.81m x 2.90m (12'6 x 9'6)

Bedroom Four
3.28m x 3.00m (10'9 x 9'10)

Bedroom Five
3.28m x 2.69m (10'9 x 8'10)

Family Bathroom

Utility Room
3.30m x 1.09m (10'10 x 3'7)

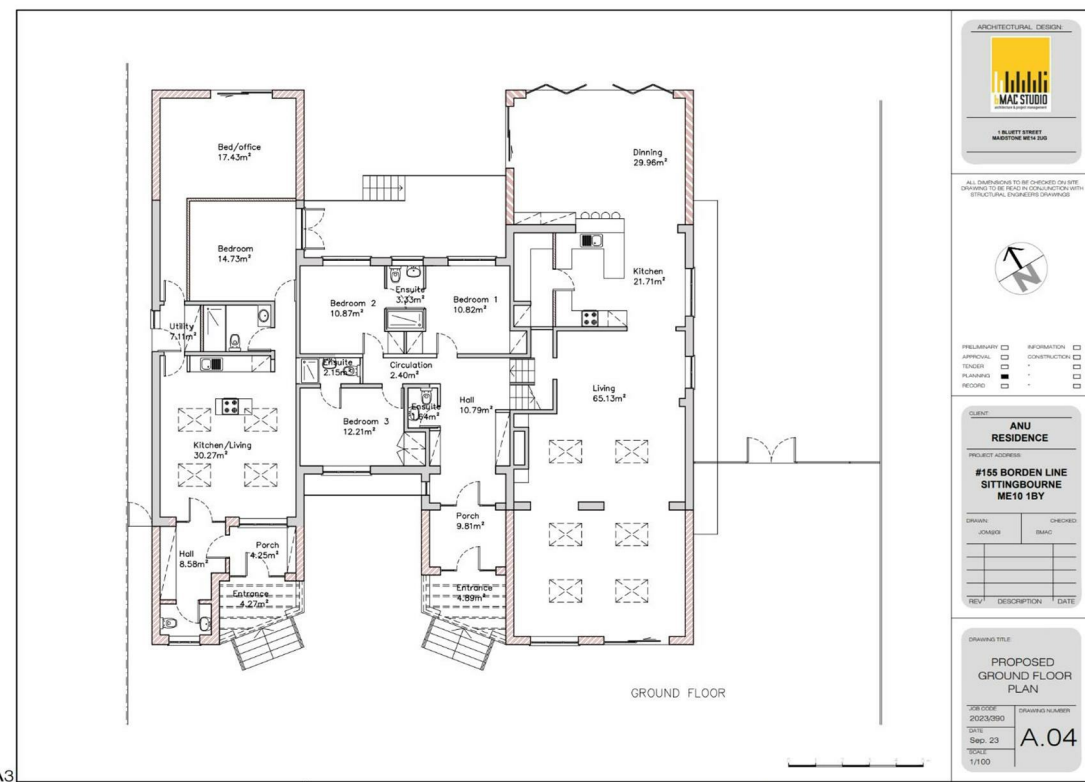
Integrated Garage
6.40m x 4.50m (21'0 x 14'9)

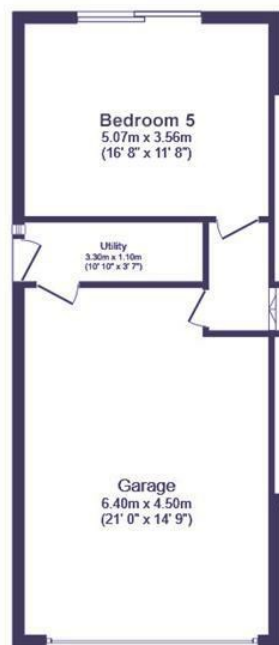
About LambornHill

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



First Floor



Lower Ground Floor

Total floor area 215.4 sq.m. (2,318 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		62
(39-54) E		67
(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		

Lamborn & Hill 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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