



Offers Over £400,000

Barn Close, Borden, Sittingbourne

Bedrooms: 3 Living Spaces: 2 Bathrooms: 2



Summary of Barn Close

Situated in one of Sittingbourne's most sought-after locations, this charming home on Barn Close offers a rare opportunity to acquire a property full of character, space and potential, all with the added benefit of being offered chain free.

Key Features

- Three Bedroom Terraced Property
- Chain Free Purchase
- Highly Sought-After Borden Location
- Characterful Property with Exposed Beams
- Excellent Potential to Modernise
- Generous Internal Space (Approx. 1,250+ sq.ft.)
- Green-Fingered Rear Garden
- Stable Style Rear Door
- EPC Rating D (57)
- Council Tax Band E



Property Description

The property itself would benefit from modernisation, however this presents a fantastic opportunity for buyers to truly put their own stamp on the home and create something special. Internally, the accommodation is generous and well laid out, with a spacious lounge / Diner room stretching across the whole of the property, offering excellent natural light and direct access to the garden. A separate dining area and kitchen provide clear living zones, ideal for both everyday family life and entertaining.

Upstairs, the property continues to impress with well-proportioned bedrooms, including a standout main bedroom, alongside a family bathroom. The addition of a loft room adds further versatility, whether used as a home office, hobby space or additional storage.

One of the key highlights of this home is the beautiful rear garden, clearly cared for by a keen gardener, offering a green, established and peaceful outdoor space that is becoming increasingly hard to find.

Located in the ever-popular Borden area, the property benefits from a strong sense of community while remaining within easy reach of Sittingbourne town centre, mainline train station and a range of well-regarded schools and amenities.

This is a property that offers both immediate liveability and long-term potential, making it an ideal purchase for buyers looking to create a home tailored to their own style in a premium location.

About The Area

Barn Close is ideally positioned within Borden, widely regarded as one of the most desirable residential areas in Sittingbourne. Known for its village feel, strong community and attractive surroundings, Borden offers a quieter, more established setting while still benefiting from excellent access to the town and beyond.

The area is particularly popular with families and second-time buyers due to its proximity to a number of well-regarded schools, including Borden Grammar School and Borden Church of England Primary, both of which contribute to the area's ongoing demand and reputation.

For everyday convenience, Sittingbourne town centre is just a short drive away, offering a wide range of supermarkets, shops, cafés and restaurants, alongside leisure facilities and healthcare services. The nearby retail parks provide additional options for larger stores and amenities.

Commuters are well catered for, with Sittingbourne mainline station providing regular high-speed services to London, making it a practical choice for those needing access into the capital. The area also benefits from excellent road links

via the A2 and M2, connecting to Canterbury, Maidstone and the wider Kent region.

For those who enjoy the outdoors, Borden is surrounded by countryside walks, green spaces and traditional village charm, offering a balance between modern convenience and a more relaxed pace of life.

Overall, Borden continues to be a consistently strong and sought-after location, combining accessibility, schooling and lifestyle appeal—making it an excellent long-term choice for homeowners.

- Lounge

6.43m x 3.71m (21'1" x 12'2")

- Dining Room

3.12m x 1.65m (10'3" x 5'5")

- Kitchen

4.14m x 3.12m (13'7" x 10'3")

- W/C

- Bedroom One

5.08m x 3.76m (16'8" x 12'4")

- Bedroom Two

3.33m x 3.12m (10'11" x 10'3")

- Bedroom Three

3.12m x 2.46m (10'3" x 8'1")

- Family Bathroom

2.21m x 2.11m (7'3" x 6'11")

- Loft Room

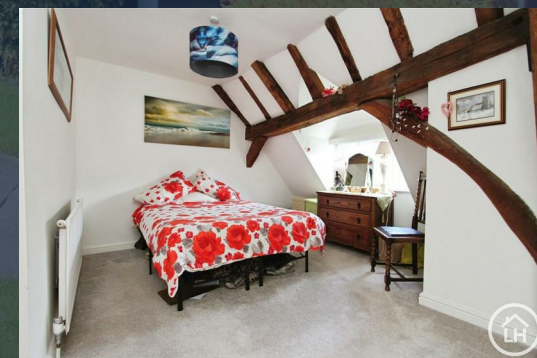
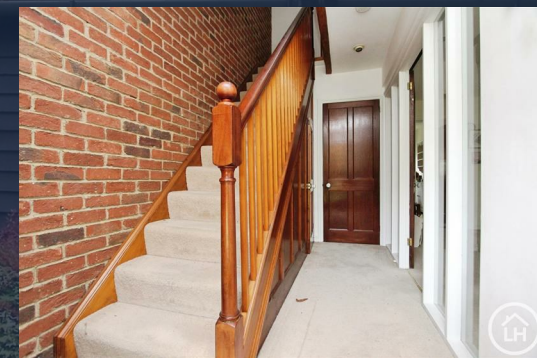
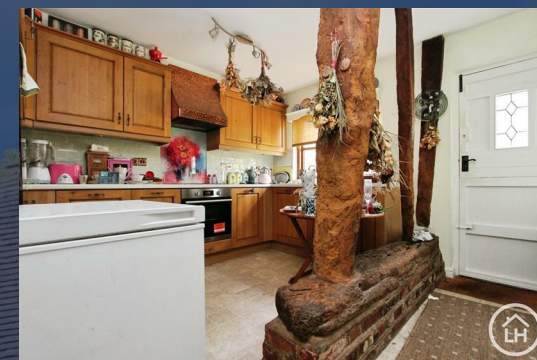
3.78m x 3.02m (12'5" x 9'11")

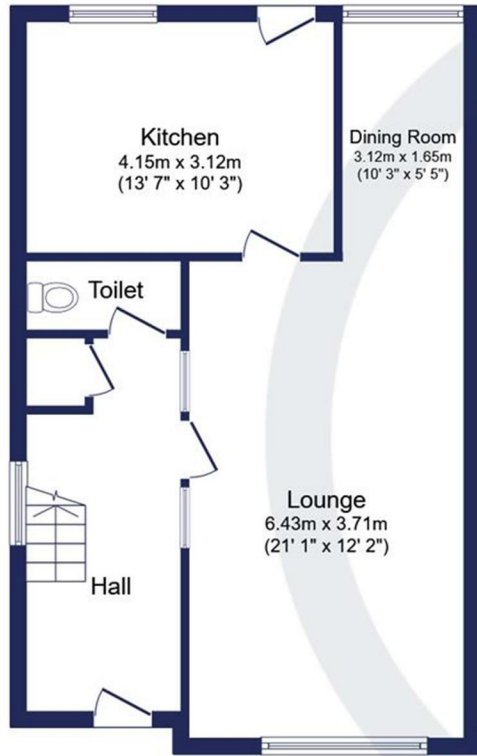
About LambornHill

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

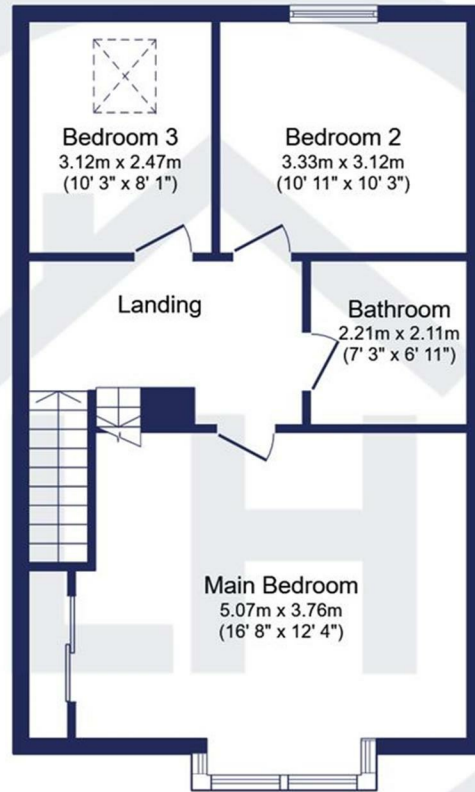
Since 2009, we have been helping buyers, sellers, landlords, and tenants navigate the property market in Sittingbourne and the wider Swale area. Our experienced team is dedicated to providing expert advice, tailored solutions, and a seamless property journey. With a strong local reputation built on trust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

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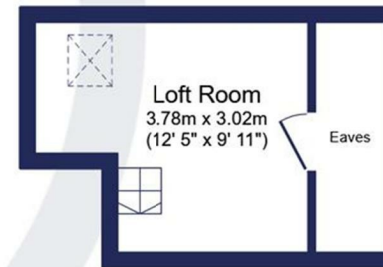




Ground Floor
Floor area 53.4 sq.m. (575 sq.ft.)



First Floor
Floor area 51.0 sq.m. (549 sq.ft.)



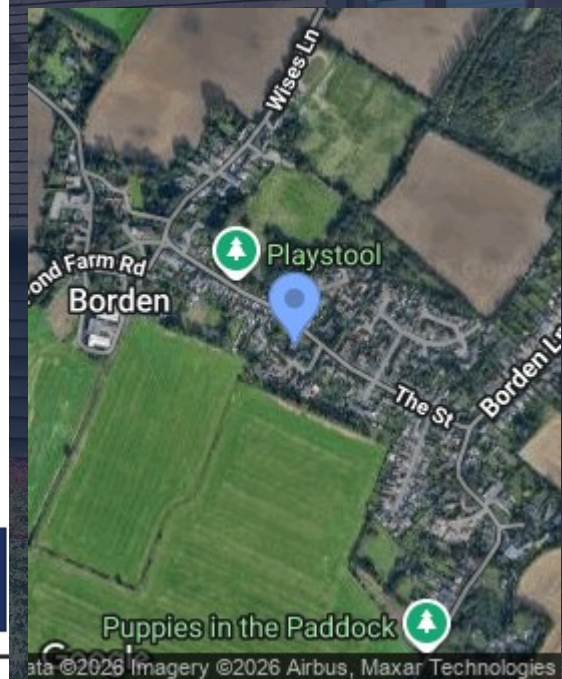
Second Floor
Floor area 12.6 sq.m. (135 sq.ft.)

Total floor area: 116.9 sq.m. (1,259 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			86
(81-91) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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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