



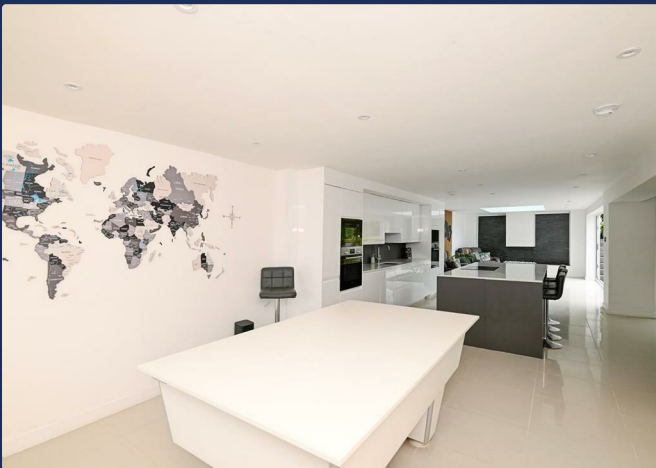
Lower Rainham Road, Rainham, Gillingham  
**Offers Over £800,000**

## Key Features

- Detached 6 Bedroom House Featuring A Self Contained Annex
- Incredible 49ft Open-Plan Kitchen/Diner/Family Room
- Desirable Semi-Rural Location with Excellent Transport Links
- No Forward Chain
- Master Bedroom with En-Suite and Private Dressing Room
- Self-Contained One-Bedroom Annex
- Off-Street Parking for 10+ Cars
- Truly Stunning Interior & Exterior - A MUST SEE
- Council Tax Band E
- EPC Rating - C (69)

## Property Summary

This is the one that ticks every box. A nearly 50ft open-plan kitchen/diner, six spacious bedrooms, a master suite with dressing room, and a fully self-contained annex — all wrapped in a smart, traditional family layout with parking and versatility in mind. Whether you're upsizing, moving in elderly relatives, or future-proofing your home, this standout property offers the scale and layout flexibility that's rarely available in Rainham.



## • Property Overview

\*\*NO ONWARD CHAIN\*\*

Step through the front door and you're welcomed by a generous entrance hall that sets the tone for the space throughout. To the left, a private study makes the ideal home office, while the 22ft formal lounge offers space to relax or entertain in comfort.

The heart of the home is the breathtaking 49ft kitchen/diner/family room, offering serious wow-factor. It's a rare space that can truly grow with you — from toddler play zones to dinner parties, breakfast chaos to peaceful evenings. There's room here for a central island, formal dining area, and sofa space, all overlooking the garden.

Upstairs, you'll find five well-proportioned double bedrooms. The master suite includes its own en-suite and private dressing room, offering that extra touch of privacy and luxury. The remaining bedrooms are generously sized and served by a well-appointed family bathroom.

To the right-hand side of the ground floor, completely independent from the main home, sits a self-contained one-bedroom annex with its own entrance, kitchen/living area, bedroom, dressing area and bathroom. Ideal for multigenerational families or long-term guests.

Outside, the home is set back from the road with front parking, and the garden provides ample outdoor space to enjoy or develop further.

## • About The Area

Lower Rainham Road is part of one of Rainham's most desirable semi-rural stretches, offering a rare balance of countryside charm and suburban convenience. This location is perfect for buyers looking to settle into a long-term family home with all essentials close at hand — and without giving up peace and privacy.

Despite its green and tranquil setting, the property is well-connected. Rainham train station is just a short drive away, offering direct services to London Victoria and St Pancras, ideal for commuters. The A2 and M2 are easily accessible too, putting Maidstone, Sittingbourne, and Canterbury within comfortable reach.

For families, the area offers a strong mix of well-regarded primary and secondary schools, including the popular Rainham Mark Grammar School and Twydall Primary. There are also plenty of options for early years and further education locally.

You'll find a wide choice of supermarkets, cafés, restaurants, and health services nearby in both Rainham and Gillingham, with Hempstead Valley Shopping Centre just 10 minutes away for larger shopping trips.

Outdoor lovers will appreciate the proximity to Riverside Country Park, offering scenic walks, bike rides, and peaceful picnics by the estuary. The nearby Berengrave Nature Reserve and local playing fields give families space to explore and unwind without travelling far.

## • Lounge

22'9 x 14'6

## • Kitchen / Diner

49'1 x 13'0

Extended Section (15'10 x 9'8)

## • Study

11'0 x 9'8

## Self Contained Annex

### • Living Room / Kitchen

11'1 x 8'4

### • Annex Bathroom

### • Dressing Room

8'10 x 7'10

### • Bedroom

### • Bedroom One

14'6 x 12'11

### • Dressing Room / Bedroom Two

12'11 x 11'6

Ensite (6'6 x 4'7)

### • Bedroom Three

14'6 x 13'3

### • Bedroom Four

16'8 x 8'1

### • Bedroom Five

13'3 x 9'11

### • Bedroom Six

11'5 x 7'6

### • Bathroom

9'7 x 8'6

## About LambornHill

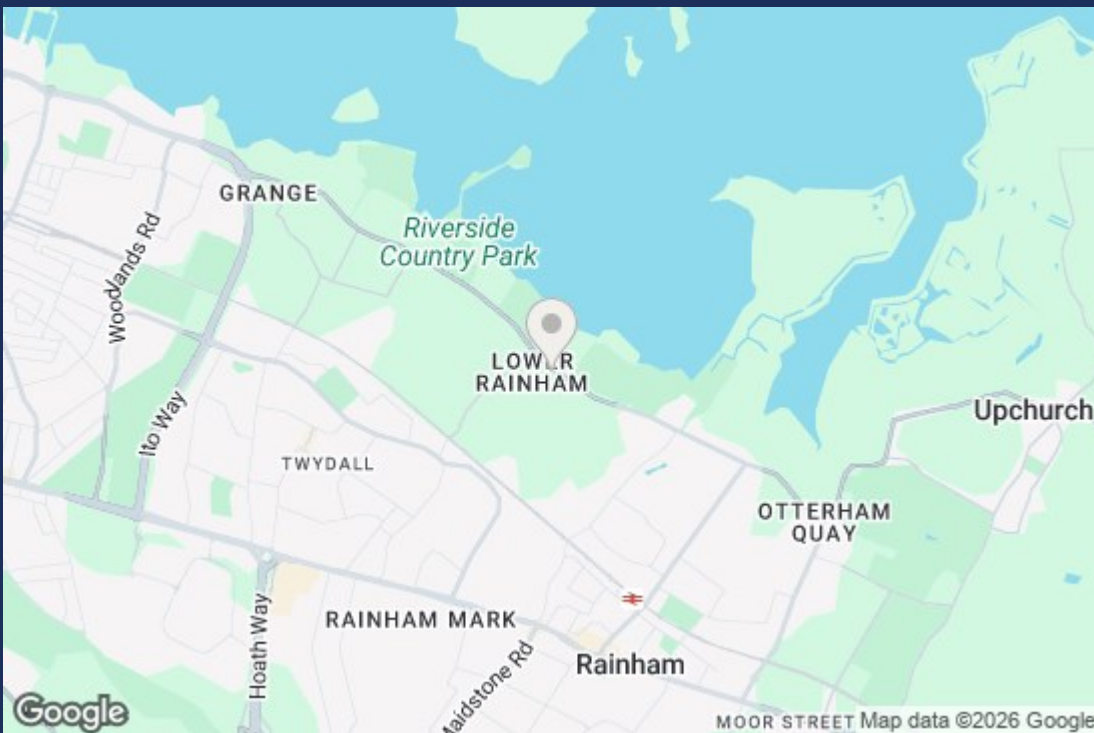
Our agency has grown steadily over the years, built on a foundation of recommendations, reputation, and respect.

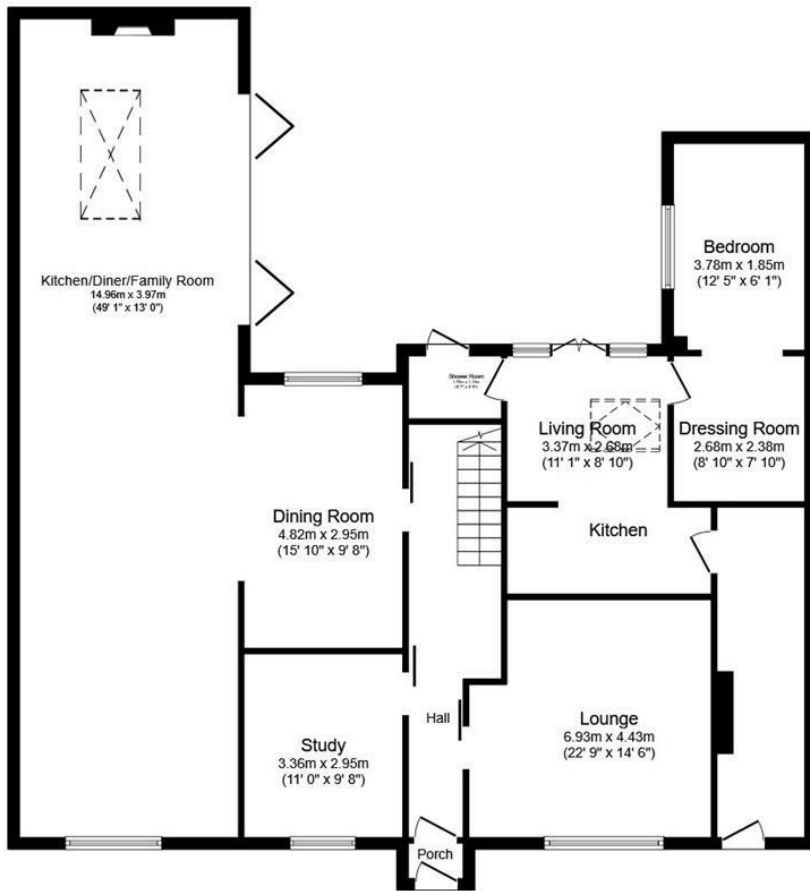
Since 2009, we have been helping buyers, sellers, landlords, and tenants navigate the property market in Sittingbourne and the wider Swale area. Our experienced team is dedicated to providing expert advice, tailored solutions, and a seamless property journey. With a strong local reputation built on trust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

**Lets Keep It Local, Lets Keep It LambornHill!**

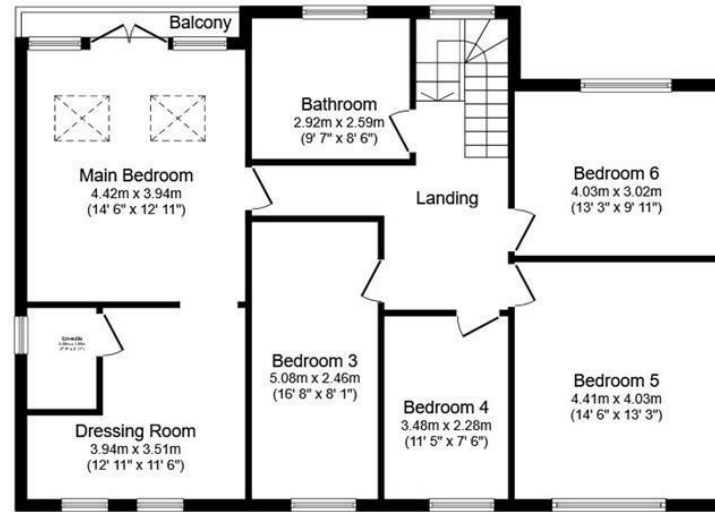


**LambornHill**





**Ground Floor**



**First Floor**

Total floor area 263.1 sq.m. (2,832 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](http://www.focalagent.com)

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

Unit 6, Parkwood Green Shopping Centre Long Catlis Road, Rainham, ME8 9PN

T: 01634 912700

[rainham@lambornhill.com](mailto:rainham@lambornhill.com)

[www.lambornhill.com](http://www.lambornhill.com)

