



# 1 Barndale Court Swillers Lane

Shorne DA12 3ED

**Offers Around £875,000**



Nestled in the highly desirable village of Shorne, this splendid detached bungalow offers a perfect blend of comfort and convenience. Built in 1997, the property is set on a generous quarter-acre plot, providing ample space for family living. With no forward chain, this home is ready for you to move in and make it your own. The bungalow boasts four well-proportioned bedrooms, including a large family bathroom and an ensuite shower room, ensuring that everyone has their own space. The large lounge is a standout feature, complete with an impressive fireplace that creates a warm and inviting atmosphere. Adjacent to the lounge, the formal dining room is perfect for entertaining guests or enjoying family meals. The modern fitted kitchen, along with a utility room, offers practicality and style, making daily tasks a breeze. The garden is a delightful extension of the home, stretching down the side of the property and providing lovely views over the neighbouring farmers' fields from the rear. This outdoor space is ideal for relaxation or family gatherings. Additionally, the property includes a detached double garage and ample parking, catering to all your storage and vehicle needs. Shorne is a charming village that offers a range of amenities, including local schools, shops, a church, and the beautiful Shorne Country Park, perfect for outdoor enthusiasts. With a council tax band of G, this property represents an excellent opportunity to secure a home in a sought-after location. Don't miss your chance to own this fabulous bungalow in Shorne, where comfort and community come together beautifully.



## Area Map



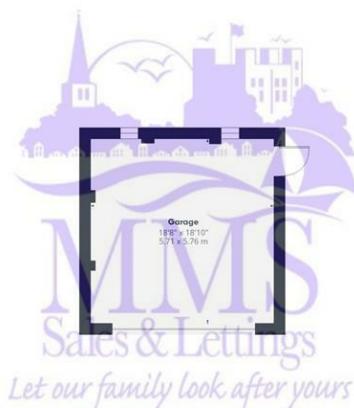
## Floor Plans



Ground Floor Building 1



Approximate total area<sup>(1)</sup>  
1859 ft<sup>2</sup>  
172.7 m<sup>2</sup>



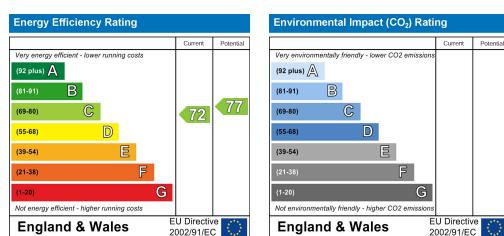
Ground Floor Building 2

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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