



**Hill Green Road, Stockbury, Sittingbourne, Kent, ME9 7UN**  
**Offers In The Region Of £700,000**





No forward chain. The property is situated in the lovely semi-rural setting on the outskirts of the village of Stockbury, with the gardens bordering farmland. Stockbury itself lies on the North Downs about 7-miles to the north of Maidstone and is conveniently placed for both the M2 and M20 motorways providing fast travel to London and the Kent coastline. The county town provides a wide range of shopping, educational and social facilities together with Sittingbourne, with its own services. .

The property comprises a substantial five-bedroom detached family house which requires some refurbishment. The property is set in lovely established private gardens, which again need further cultivation and clearance. The property has double glazing and night storage heating. Contact: PAGE & WELLS King Street office 01622 756703.

EPC rating: E  
Council tax band: G  
Tenure: freehold



#### GROUND FLOOR:

Part glazed entrance door to ...

#### Entrance Porch

Tiled flooring. Further part glazed door to ...

#### Reception Hall

Staircase to first floor. Night storage heater.

#### Lounge

A beautifully proportioned principle room enjoying triple aspect. Central natural brick fireplace. Two night storage heaters. Glazed double doors opening though to...

#### Conservatory

Tiled flooring. Triple aspect. Single glazed door to garden with further double glazed double doors.

#### Dining Room

Double glazed bay window to the front elevation. Night storage heater. Door to ...

#### Kitchen/Diner

Another well proportioned room. Kitchen area having extensive range of work surfaces with cupboards and drawers under. Single drainer and sink unit with cupboard beneath. Space and plumbing for dishwasher and washing machine. Lamona oven, 4-ring ceramic hob with extractor fan over. Range of wall cupboards. Tiled flooring. Double glazed window to the rear elevation. Door to ...

#### Rear Lobby

Part tiled flooring. Part glazed door to garden. Door to ...

#### Bedroom 1

Double aspect room. Built in cupboard. Meter cupboard. Night storage heater.

#### Bathroom

Panelled bath with mixer tap and shower attachment. Low level WC. Wash hand basin. Night storage heater. Double aspect.

#### FIRST FLOOR:

#### Landing

Access to roof space. Built in cupboard. Airing cupboard housing hot water tank.

#### Bedroom 2

Double aspect room. Double glazed windows to rear and side elevation. Built in wardrobe cupboard. Night Storage heater. Door to ...

#### En-Suite Bathroom

Low-level WC. Pedestal wash hand basin. Panelled bath with mixer tap and shower attachment. Part tiled walls. Heated towel rail. Double glazed window to rear elevation.

#### Bedroom 3

Double glazed window to the front elevation. Double wardrobe cupboard. Electric wall heater.

#### Bedroom 4

Double glaze window to the front elevation. Double wardrobe cupboard. Night storage heater.

#### Bedroom 5

Double glazed window to rear elevation. Night storage heater.

#### Family Bathroom

Panelled bath with mixer tap and shower attachment. Low-level WC. Pedestal wash hand basin. Electric towel rail. Part tiled walls. Double glazed window to the rear elevation.

#### EXTERNALLY

A shared shingled driveway leads to the property and one other. The driveway widening to provide extensive parking and in turn gives access to DETACHED DOUBLE GARAGE with two separate up and over doors. Woodland shore to the front of the property leading on to a very good size rear garden in need of some further cultivation. The gardens are laid to lawn interspersed with a variety of ornamental and specimen trees. The gardens back on to farmland. Set in the garden is a substantial WORKSHOP 20' x 10'3. Double aspect and part glazed door.


#### VIEWING

Viewing strictly by arrangements with the Agent's Head Office:  
52-54 King Street, Maidstone, Kent ME14 1DB  
Tel - 01622 756703  
Email – Maidstone@page-wells.co.uk

#### DIRECTIONS

Leave Maidstone on the A249 Sittingbourne Road and continue towards Sittingborne. Turn left signposted Stockbury. Continue up the hill to the T-junction and turn left. At the pub turn right into Hill Green Road, proceed for a short distance where the property will be found on the left hand side.

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>52</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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**The Dower House, Hill Green Road, Stockbury, Sittingbourne, Kent**

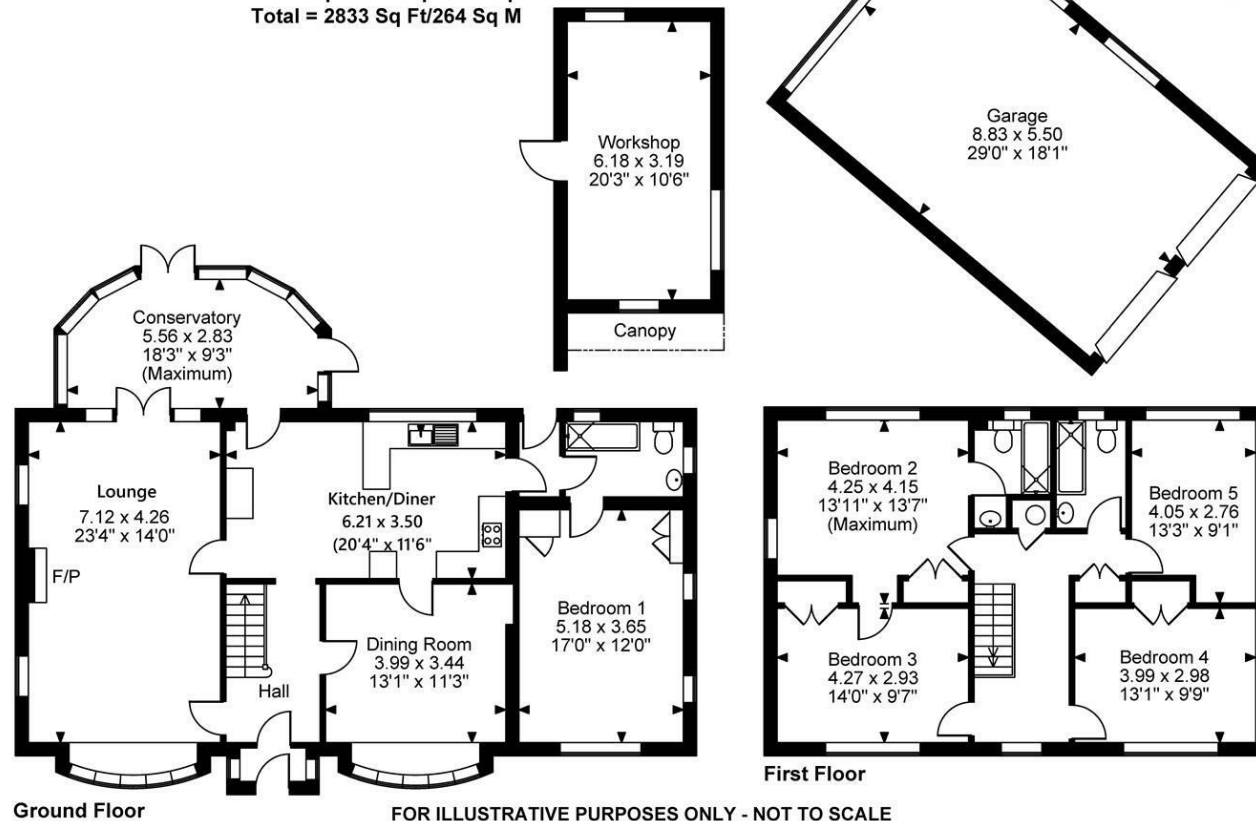
Approximate Gross Internal Area

Main House = 2098 Sq Ft/195 Sq M

Garage = 523 Sq Ft/49 Sq M

Workshop = 212 Sq Ft/20 Sq M

Total = 2833 Sq Ft/264 Sq M



Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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