



**South Green, Sittingbourne, Kent, ME9 7RY**  
**Offers In The Region Of £1,395,000**





The property is situated in a quite stunning tranquil rural setting on the North Downs in an area of Outstanding Natural Beauty. This truly beautiful setting is conveniently placed for both Maidstone and Sittingbourne, both towns enjoying a wide range of shopping, educational and social facilities. There is convenient access to both the M2 and M20 motorways providing fast travel to London and the Kent coastline.

The property comprises a substantial detached family house with adjoining self contained two bedroom annexe. The house itself stands in grounds of just under 30-acres of formal garden, pasture land and woodland. There are glorious views over this land and the surrounding countryside. There is a substantial stable block (requiring refurbishment) and barn within the curtilage. Contact: PAGE & WELLS King Street office 01622 756703. Tenure: Freehold. EPC Rating: D. Council Tax Band: G.





**GROUND FLOOR:**  
Double glazed entrance door to ...

**Spacious Reception Hall**  
Staircase to first floor. Inset ceiling lighting. Double glazed double doors opening to the garden.

**Dining Room**  
Door to ...

**Lounge**  
A beautifully proportioned principal room enjoying triple aspect with double glazed windows to front, rear and side elevations. Feature inglenook style fireplace with oak bressummer. Fitted wood burning stove. Inset ceiling lighting.

**Kitchen/Breakfast Room**  
Excellent range of work surfaces finished in Corian with cupboards and drawers under. Island unit incorporating a breakfast bar and built in cupboards. Range of wall cupboards. Pantry. Fridge/freezer. Inset twin bowl sink unit with mixer tap. AEG 4-ring gas hob with extractor fan over. AEG microwave. Rangemaster oven. Built in Miele dishwasher. Tiled flooring with underfloor heating.

**Utility Room**  
Matching Corian work surfaces with cupboards under. Butler sink with mixer tap. Range of wall cupboards. Provision for washing machine, tumble drier and fridge/freezer. Double glazed window to side elevation. Door to garden. Tiled flooring with underfloor heating. Door to adjoining annexe.

**Shower Room**  
Wash hand basin. Low-level WC. Shower cubicle with thermostatically controlled Aqualisa shower. Chrome heated towel rail. Underfloor heating. Part tiled walls. Inset ceiling lighting. Extractor fan. Wall mirror.

**FIRST FLOOR:**

**'L' Shaped Reception Landing**  
Inset ceiling lighting.

**Bedroom 1**  
Double glazed window to the rear elevation. Excellent range of built in wardrobe cupboards and fitted drawers. Door to ...

**En-suite Bathroom**  
Panelled bath with thermostatically controlled Aqualisa shower and fitted shower screen. Twin wash hand basin in vanity unit with drawers beneath. Low-level WC. Twin chrome heated towel rails. Shaver point. Tiled floors. Tiled walls. Inset ceiling lighting. Extractor fan. Double glazed window to the front elevation.

**Bedroom 2**  
Double glazed window to the front elevation. Built in wardrobe cupboards and drawers. Door to ...

**En-suite Shower Room**  
Low-level WC. Shower cubicle with thermostatically controlled Aqualisa shower. Wash hand basin in vanity unit with drawers under. Chrome heated towel rail. Part tiled walls. Tiled floor. Wall mirror. Extractor fan. Inset ceiling lighting. Illuminated mirror fronted cabinet.

**Bedroom 3**  
Double glazed windows to side and rear elevations. Walk-in wardrobe cupboard.

**Bedroom 4/Study**  
Double glazed window to the rear elevation. Built-in wardrobe cupboard. (This room is at present used as a Study).

**Family Bathroom**  
Free standing roll top bath with side mounted tap. Wash hand basin in vanity unit with drawers under. Low-level WC. Shower cubicle with thermostatically controlled Aqualisa shower. Shaver point. Tiled flooring. Part tiled walls. Extractor fan. Inset ceiling lighting. Twin heated towel rails.

**ADJOINING ANNEXE:**

**GROUND FLOOR:**

**Sitting Room**  
A well-proportioned room with tiled flooring. Double glazed window to the front elevation. Inset ceiling lighting. Double glazed double doors opening to the garden. Staircase to first floor.

**Kitchen**  
Extensive range of work surfaces with cupboards and drawers under. AEG oven, 4-ring ceramic hob with extractor fan over. Built in Zanussi dishwasher. Range of wall cupboards. Tiled flooring. Provision for washing machine. Space for small fridge. Door to garden.

**Shower Room**  
Wash hand basin. Low-level WC. Shower cubicle with thermostatically controlled Aqualisa shower unit. Part tiled walls. Tiled flooring. Light and shaver point. Chrome heated towel rail. Inset ceiling lighting. Double glazed window to the side elevation.

**FIRST FLOOR:**

**Landing**  
Walk-in cupboard. Access to roof space. Velux window.

**Bedroom 1**  
Velux window.

**Bedroom 2**  
Velux window.

**Bathroom**  
Panelled bath with mixer tap and shower attachment. Low-level WC. Wash hand basin. Half tiled walls. Light and shaver point. Airing cupboard with hot water tank. Heated towel rail. Velux window.

**EXTERNALLY:**  
The property is approached from a quiet country lane. Wrought iron electronically operated gates open to a private driveway leading up to the house, widening to provide extensive parking and turning. Planning permission was passed but lapsed for a detached garage building.

**GARDENS:**  
The house stands in its own gardens, with banks of flower borders, vegetable and herb gardens. Set within the grounds is a ...

**Detached Stable Block:-**  
(In need of repair), providing ...

**Four Stables:** 45' x 13'6 (13.72m x 4.11m)

**Hay Barn:** 19' x 15' (5.79m x 4.57m)

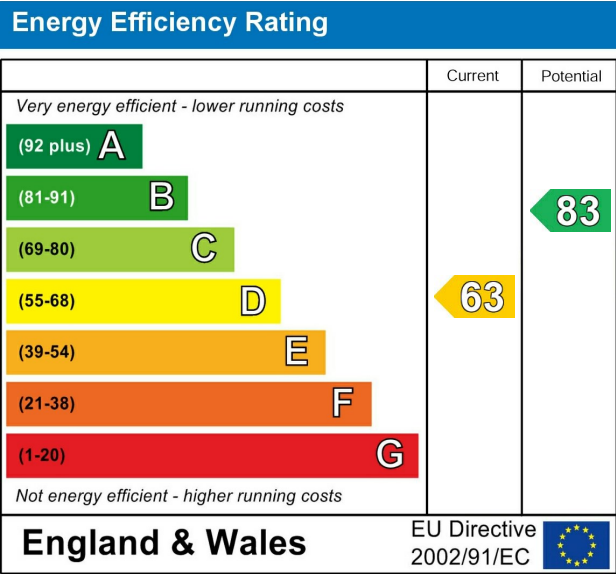
**Adjoining Tack Room:** 11' x 8' (3.35m x 2.44m)  
With room off.

**Detached Barn:** 40' x 25' (12.19m x 7.62m)  
With ...

**Adjoining Wood Store:** 43' x 11'8 (13.11m x 3.56m)

There are a number of fenced fields and pasture land following on from the formal gardens, together with an area of mature woodland. The total area of grounds extends to just under 30-acres (unmeasured), providing a truly tranquil setting for this impressive house.

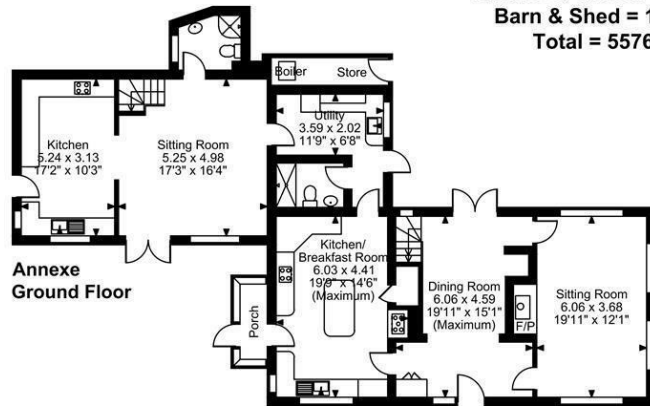
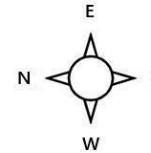
**VIEWING**  
Viewing strictly by arrangements with the Agent's Head Office: 52-54 King Street, Maidstone, Kent ME14 1DB. Tel: 01622 756703.



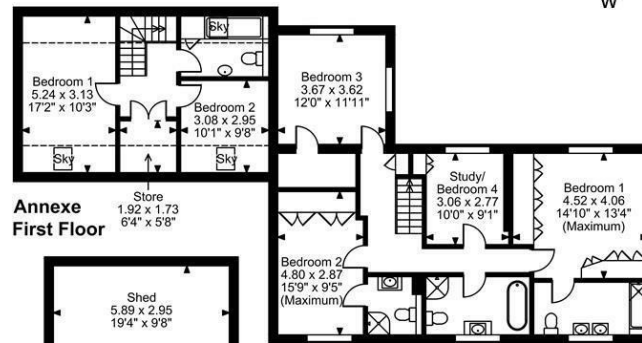
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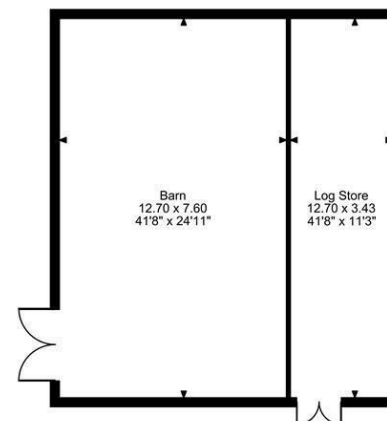
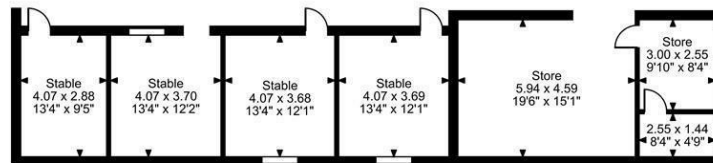
South Green, Sittingbourne, Kent  
 Approximate Gross Internal Area  
 Main House = 1959 Sq Ft/182 Sq M  
 Annexe = 816 Sq Ft/76 Sq M  
 Stables & Stores = 1575 Sq Ft/146 Sq M  
 Barn & Shed = 1226 Sq Ft/114 Sq M  
 Total = 5576 Sq Ft/518 Sq M



Ground Floor



First Floor



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

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

□□□□ Denotes restricted head height

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