



CELLAR HILL SITTINGBOURNE



**CELLAR HILL
SITTINGBOURNE**

OFFERS IN EXCESS OF £500,000

- Council Tax Band - E
- Quiet Road, Set Back From Main Road
- Spacious Living Accommodation
- Well Presented Throughout
- Driveway Parking For A Few Cars
- Three Bedroom Detached Home
- Sunny Rear Garden
- Popular Location
- Ideal Family Home
- Garage With A Cellar

ABOUT

Miles and Barr are delighted to offer to the market this spacious three bedroom family home, idyllically positioned away from the main road on a small quiet road. Cellar Hill is located on the southern outskirts of Teynham but falls within the parish of Lynsted. There is a choice of local shopping facilities, a primary school and mainline railway station in Teynham. A wider choice of shopping facilities and secondary schools is provided in Faversham and Sittingbourne, both about 4 miles away and which also offer excellent links to the Channel Tunnel and London St Pancras International.

The ground floor accommodation comprises porch, entrance hall, WC, kitchen, utility room, back porch, lounge, dining room and conservatory. It has also been extended to the side to add an additional bedroom and en suite shower room. To the first floor you will find two double bedrooms and the family bathroom with a separate bath and shower. The sunny rear garden is the perfect place to kick back and relax with not being over looked. There is a large garage with a cellar, which is perfect for a workshop. Other benefits include driveway parking for a few cars along with a good sized, lawned front garden. The property is well presented throughout, but offering a chance to come in place your own stamp on it.

This is not one to miss out on, so please call Miles and Barr as the sole agent to arrange all viewings

DESCRIPTION

Ground Floor

Entrance Hall

Bedroom One 10'03 x 15'05 (3.12m x 4.70m)

En-Suite

WC

Kitchen 9'02 x 10'06 (2.79m x 3.20m)

Utility 5'07 x 7'09 (1.70m x 2.36m)

Rear Porch

Lounge 12'04 x17'01 (3.76m x5.21m)

Dining Room 10'02 x 11 (3.10m x 3.35m)

Sun Room 10'03 x 5'11 (3.12m x 1.80m)

First Floor

Bedroom Two 15'06 x 11'09 (4.72m x 3.58m)

Bedroom Three 10'11 x 11'11 (3.33m x 3.63m)

Bathroom

External

Garage

Garden

LOCATION

Sittingbourne is located in the Swale area of North Kent, this thriving town is full of cafes and restaurants and hosts a weekly Friday market. In nearby Sheerness, meanwhile, market day comes twice a week - Tuesdays and Saturdays are the days for bargain hunting there. Sittingbourne is also home to the Sittingbourne and Kemsley Light Railway, which puffs back into the town's paper-milling past. The 52-hectare Milton Creek Country Park has play spaces and trails among its meadows and wetlands, while the marshes and mudflats of the Oare Marshes Nature Reserve in Faversham give host to migrating, overwintering and breeding birds. The town offers an excellent range of schools and also fantastic access to London via the M2 and train station.

