



The Street, Doddington, Sittingbourne


MILES & BARR
EXCLUSIVE



Newlyn House The Street Doddington Sittingbourne Kent ME9 0BH



Description

Ground Floor

- Porch
- Hallway
- Dining Room
12'0 x 12'11
(3.66m x 3.94m)
- Sitting Room
13'0 x 12'0
(3.96m x 3.66m)
- Kitchen
12'0 x 11'8
(3.66m x 3.56m)
- Breakfast Room
10'0 x 9'0
(3.05m x 2.74m)
- Utility Room/W.C
- Conservatory
10'8 x 7'4
(3.25m x 2.24m)
- Basement Level
- Cellar
15'3 x 12'10
(4.65m x 3.91m)

First Floor

- Landing
- Bedroom
12'10 x 12'0
(3.91m x 3.66m)
- Bedroom
12'9 x 11'10
(3.89m x 3.61m)
- Bedroom
11'11 x 11'7
(3.63m x 3.53m)
- Bedroom
9'0 x 8'6
(2.74m x 2.59m)
- Shower Room

External

- Front Garden/
Driveway
- Rear Garden

Property

Situated in the heart of the historic and picturesque village of Doddington is this detached 4 bedroom family home, full of charm and character from the sash windows and picture rails to the fireplaces with a clever mix of modern day living.

The property is found on a good size plot, currently comprising to the ground floor an entrance porch, formal dining room, a light and airy lounge, a further breakfast room with patio doors out to the garden, a utility room with W.C. and a wonderful modern kitchen still within the keeping of the style of the property. Leading out from the kitchen is a triple aspect conservatory overlooking the garden. There is also a cellar with carpet and heating currently used as a gym. To the first floor there are four double bedrooms with the front bedrooms offering views out over the fields and beyond along with a modern shower room.

Externally to the front of the property there is a gated front garden, with a driveway for 3-4 cars and a further lawned area. Side access takes you to the sunny aspect private rear garden mainly laid to lawn with a summerhouse and a paved patio area perfect for al fresco dining and enjoying the sun. The property is offered to the market with no onward chain.



Location

Doddington is a village and civil parish in the district of Swale, Kent. The village is located approx. six miles from Faversham and approx. five miles from Sittingbourne. Nestled within the Syndale Valley, Doddington is located at the heart of the Kent Downs Area of outstanding natural beauty and boasts excellent walking over this part of the North Downs. The village offers a pub, The Chequers Inn. This 14th Century coaching inn has played an integral part in the life of Doddington village for over three centuries and today offers the renowned Shepherd Neame beer and popular restaurant.

The village is notable for Doddington Place Gardens which boast lovely landscaped gardens, recognised as being of historical importance by English Heritage, are set in the grounds of an imposing Victorian mansion and cover ten acres. The gardens have been open in aid of the National Gardens Scheme for more than fifty years. Doddington is a quiet village with a good community spirit and is ideal for purchasers who wish to live in a semi-rural location but within only a 15 minute drive to Faversham train station with high speed links to London or Lenham railway station is some 10 minutes drive with a link to London.






TOTAL FLOOR AREA : 1546 sq.ft. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2020

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales		EU Directive 2002/91/EC

MILES & BARR
EXCLUSIVE

14 Lower Chantry Lane, Canterbury, Kent CT1 1UF
Tel: 01227 499000
 Email: exclusive@milesandbarr.co.uk

In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. For Referral Fee Disclosure please visit: www.milesandbarr.co.uk/referral-fee-disclosure