



CHRISTOPHER HODGSON

Iwade, Sittingbourne

54 Cormorant Road, Iwade, Sittingbourne, Kent, ME9 8WP

Freehold

An extended detached family home forming part of the desirable 'Saxon Place' development, which is conveniently positioned in the desirable village of Iwade on the outskirts of Sittingbourne, yet remaining accessible to the town centre, amenities, highly regarded schools and mainline station (3.3 miles).

The spacious and beautifully presented accommodation totals approximately 1520 sq ft (141 sq m) and is arranged on the ground floor to provide an entrance hall, large sitting room, contemporary kitchen/dining room with bi-folding doors leading to the garden, a study / fourth bedroom, and a cloakroom. The first floor comprises three double bedrooms and two smartly fitted bathrooms, including an en-suite shower room to the principal bedroom.

The attractive low maintenance rear garden extends to 42ft (13m) is ideal for outside entertaining and incorporates a garden studio which suits a variety of uses. A driveway provides off street parking for a number of vehicles and access to a charging point for an electric vehicle.

LOCATION

Iwade is a desirable village situated 2 miles North of Sittingbourne and was established in the late medieval period. The village is served by shops and amenities including public houses, Iwade Primary School, Village Hall and All Saint's Church. There are numerous primary and secondary schooling options serving the area. The village is also well situated for access to the M2/M20 motorways, Sittingbourne (approx. 3.4 miles distant), Faversham (approx. 10.5 miles distant) and Canterbury (approx. 19.6 miles distant). Sittingbourne mainline railway station provides frequent services to London (Victoria) approximately 66 minutes. The high-speed Javelin service provides access to London (St Pancras) with a journey time of approximately 60 minutes.

ACCOMMODATION

The accommodation and approximate measurements (taken at maximum points) are:

GROUND FLOOR

- Entrance Hall
- Sitting Room 16'10" x 14'6" (5.13m x 4.42m)
- Kitchen / Dining Room 37'2 x 9" (11.33m x 2.74m)
- Study / Bedroom 4 13'11" x 7'9" (4.24m x 2.36m)

- Cloakroom

FIRST FLOOR

- Bedroom 1 14'5" x 12'3" (4.39m x 3.73m)
- En-Suite Shower Room
- Bedroom 2 14'7" x 9'8" (4.45m x 2.95m)
- Bedroom 3 14'3" x 9'4" (4.34m x 2.84m)
- Bathroom

OUTSIDE

- Garden 42'5" x 32" (12.93m x 9.75m)
- Garden Studio 17'6" x 8" (5.33m x 2.44m)



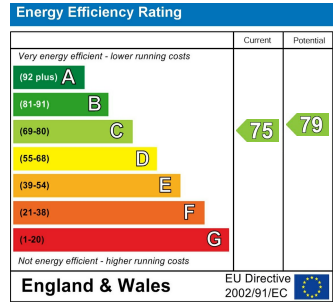






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Approximate Area = 1520 sq ft / 141.2 sq m
 Limited Use Area(s) = 15 sq ft / 1.3 sq m
 Outbuilding = 141 sq ft / 13 sq m
 Total = 1676 sq ft / 155.5 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Christopher Hodgson Estate Agents (Whitstable) REF: 1315129



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