



GREEN FARM, BREACH LANE



Offers in Region of £850,000 Freehold

THE PROPERTY

Green Farm is a beautiful Victorian double fronted detached family home, located in the popular semi-rural village of Lower Halstow and set within a large plot of just under an acre. The property itself offers ample accommodation set over three floors, with the large entrance hall providing access to the various levels of the house. Boasting many period features such as sash windows, fireplaces, and high ceilings. The property has been well maintained and modernised by our vendor to ensure that the new owners can simply unpack their bags and move straight in! To the ground floor there is a large formal drawing room, kitchen/breakfast room, dining room and w/c. On the lower level the basement offers a utility room, office, and a large games room, all with large windows allowing the spaces to feel bright and airy.

On the upper level a spacious landing leads to three great size double bedrooms, a large family bathroom with double shower and free-standing bath and an additional shower room with w/c & hand basin.

Externally there is a secluded front garden, parking for multiple vehicles, a paddock and several outbuildings and barns that could offer a fantastic development opportunity subject to the relevant planning permission.

Lower Halstow is a haven for walkers and there is a Public Golf course just 2 miles away, situated close to the A2 there are excellent transport links for a day trip to London or even the Coast. However, if you would rather stay closer to home the award-winning public house the Three Tuns is just a short stroll away! Properties such as this are rare and viewing is highly recommended, so please call Greyfox Sales & Lettings in Rainham to avoid disappointment now!



GREEN FARM, BREACH LANE, LOWER HALSTOW, SITTINGBOURNE, KENT, ME9 7AA



Hallway

Games Room

23' 03" x 10' 06" (7.09m x 3.20m)

Utility Room

11' 04" x 10' 05" (3.45m x 3.17m)

Office

11' 02" x 10' 05" (3.40m x 3.17m)

Entrance Hall

Kitchen

12' 0" x 11' 06" (3.66m x 3.51m)

Dining Room

11' 11" x 11' 06" (3.63m x 3.51m)

Downstairs WC

Living Room

24' 05" x 11' 06" (7.44m x 3.51m)

Bedroom 1

12' 0" x 11' 05" (3.66m x 3.48m)

Bedroom 2

12' 0" x 11' 05" (3.66m x 3.48m)

Bedroom 3

12' 01" x 11' 05" (3.68m x 3.48m)

Family Bathroom

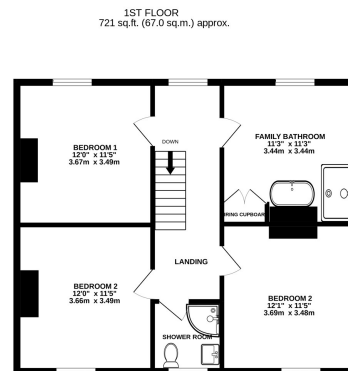
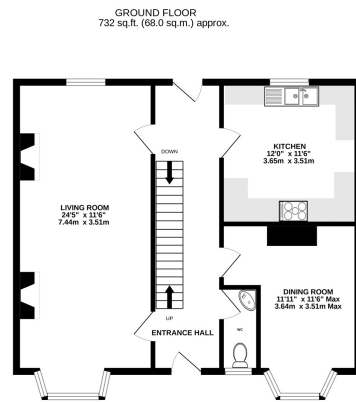
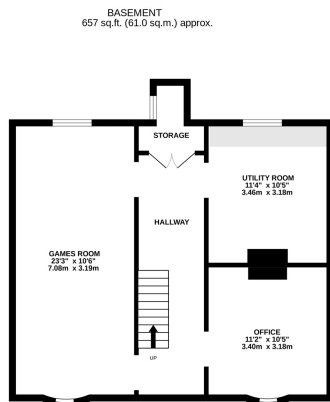
11' 03" x 11' 03" (3.43m x 3.43m)

Garden

Driveway



GREEN FARM, BREACH LANE, LOWER HALSTOW, SITTINGBOURNE, KENT, ME9 7AA



TOTAL FLOOR AREA : 2110 sq.ft. (196.0 sq.m.) approx.

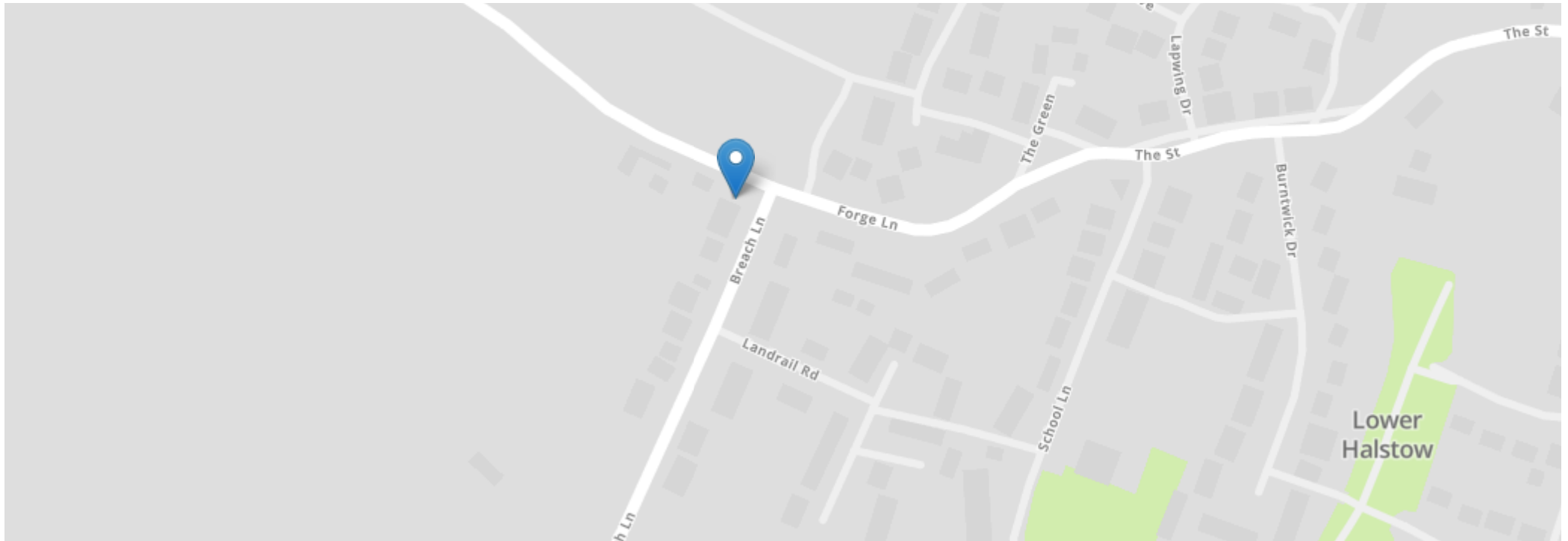
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 ©2022

EFFICIENCY RATINGS

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C		75
(55 to 68)	D	55	
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

AGENT NOTES

These particulars are prepared as a general guide to a broad description of the property and should not be relied upon as a statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give nor do our employees or Greyfox have authority to make or give any representation or warranty to the property. 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 only 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) and council tax are given as a guide only and should be checked and confirmed by you on inspection and your solicitor prior to exchange of contracts. If there are any points of particular importance to you we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important should you be travelling some distance to view and where statements have been made by us to the effect that the information has not been verified. The copyright of all details, photographs and floorplans remain exclusive to Greyfox. For details of our privacy policy and referral fee arrangements with any of our selected partner companies please visit <https://www.greyfox.co.uk/legal/privacy> and <https://www.greyfox.co.uk/referral-fees>.



SITUATION

Lower Halstow is a semi-rural village dating back many centuries. There is a variety of property styles as well as the village pub and convenience stores. Located between Rainham and Sittingbourne with a railway service to London at Rainham and good links to the A2/M2 and onto the M25, Ebbsfleet & Ashford international and the channel tunnel.

DIRECTIONS

From Hartlip Hill/A2. Turn left onto Breach Lane for 1.5 miles. Then turn left onto The Street then turn immediately left and you have arrived at your destination.

GREEN FARM, BREACH LANE, LOWER HALSTOW, SITTINGBOURNE, KENT, ME9 7AA



Greyfox Prestige Rainham

67c High Street, Rainham, Gillingham, Kent ME8 7HS
Tel: 01634 377737 | Fax: 01634 757330 | Email: rainham@greyfox.co.uk

greyfox.co.uk/greyfox-prestige