



Two Bedroom Semi-Detached House
The Street, Upchurch, Sittingbourne, Kent, ME9 7AJ

Guide Price £325,000
Freehold

The Street, Upchurch, Sittingbourne, Kent, ME9 7AJ

Guide Price £325,000

Freehold

Description

Guide Price £325,000 - £350,000 Vine Cottage is a stunning Victorian semi-detached home, built in 1882 and nestled in the picturesque village of Upchurch. Full of charm and character, this beautifully presented property offers a warm and welcoming atmosphere from the moment you step inside.

The spacious lounge features a cosy wood-burning stove, while the separate dining room boasts a working fireplace, ample space for a large dining table, and a convenient understairs storage cupboard. The recently fitted sage green Shaker-style kitchen is both stylish and functional, complete with underfloor heating, a larder cupboard, induction hob, integrated fridge-freezer, dishwasher, and even a hidden bin cupboard. Just off the kitchen, you'll find a useful utility/laundry room and a downstairs W/C. Upstairs, both double bedrooms offer modern en-suite facilities, built-in wardrobes, and elegant feature fireplaces. The main bedroom's en-suite is particularly generous, recently updated with a luxurious dual walk-in shower and a separate W/C, complete with its own charming fireplace. Outside, the property continues to impress with a pretty front garden and gated side access leading to a beautifully landscaped east-facing rear garden. Designed for outdoor living, it includes a spacious patio ideal for entertaining, raised planters bursting with colourful blooms, mature shrubs and trees including a protected Yew tree, a summer house, and a handy storage shed.

This exceptional home blends period character with modern comforts and is truly not to be missed. Contact the Greyfox Sales Team in Rainham today to arrange your viewing.

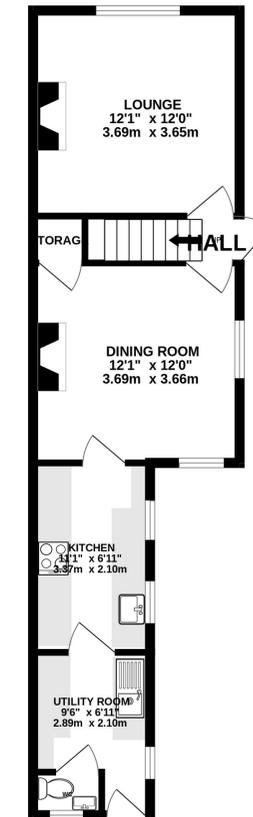
Key Features

- Victorian Semi Detached Cottage Built in 1882
- Full of Charm & Original Features
- Two Double Bedrooms Boasting Ensuite Facilities
- Sought After Upchurch Village Location
- Two Spacious Reception Rooms
- Laundry/Utility Room
- Recently Fitted Kitchen With Underfloor Heating
- Beautiful Landscaped East Facing Rear Garden With Summer House

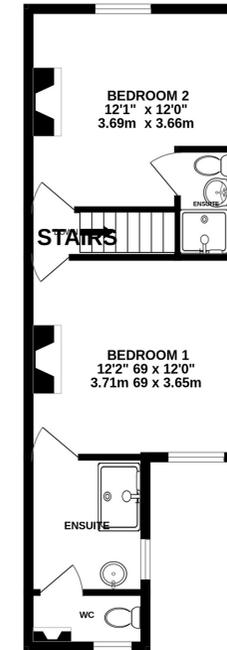
Local Area

Upchurch is a semi-rural village situated on the banks of the River Medway and is surrounded by beautiful countryside. The village has a post office, a convenience store, and a number of pubs and restaurants. There is also a day nursery and the highly regarded Holywell Primary school, making Upchurch a popular choice for families with children. There is a vibrant diverse community represented by the website upchurchmatters.co.uk which is well worth a visit, a railway service to London from nearby Rainham and good links to the A2/M2 and onto the M25, Ebbsfleet & Ashford international and the channel tunnel.

GROUND FLOOR
553 sq.ft. (51.4 sq.m.) approx.

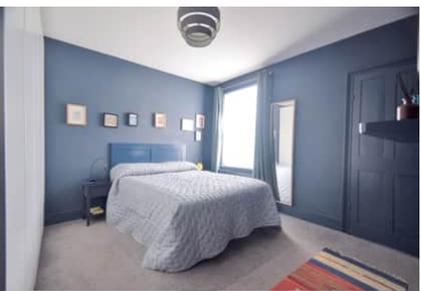


1ST FLOOR
404 sq.ft. (37.5 sq.m.) approx.



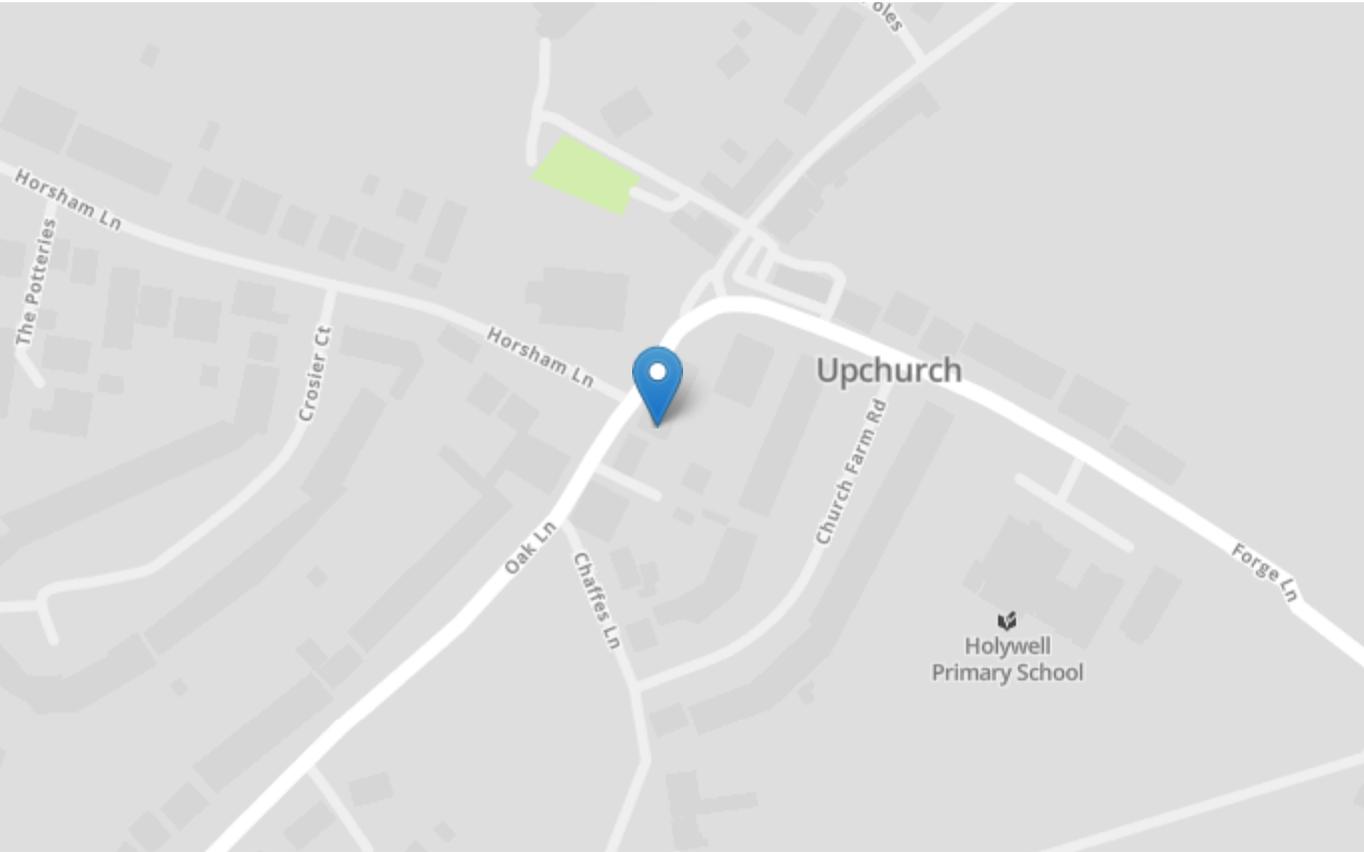
TOTAL FLOOR AREA : 957 sq.ft. (88.9 sq.m.) approx.

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 ©2025



Property Location

The Street, Upchurch, Sittingbourne, Kent, ME9 7AJ



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

Tenure	Freehold
Lease Term	N/A
Ground Rent	N/A
Service Charge	N/A
Local Authority	Swale
Council Tax	Band C

Greyfox Walderslade

Unit 2, Thetford House
Walderslade Village Centre
Walderslade Road
Chatham
Kent
ME5 9LR
Tel: 01634 672227 Email:
walderslade@greyfox.co.uk

Greyfox Rainham

67C High Street
Rainham
Kent
ME8 7HS
Tel: 01634 377737 Email:
rainham@greyfox.co.uk

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>.