



PLACE LANE





## Offers In Region Of £850,000 Freehold

### THE PROPERTY

Set in the picturesque village of Hartlip, surrounded by breathtaking countryside walks and scenic views, this spacious and beautifully presented home offers versatile living in a tranquil setting. Upon entering, you are welcomed into a generous entrance hall complete with built-in storage. The property boasts four well-proportioned bedrooms, including a principal bedroom with en-suite and direct access to the garden. A modern family bathroom and an additional family shower room provide convenience for a busy household. The heart of the home is the impressive L-shaped living room, featuring a multi fuel burner, vaulted ceiling that adds both height and character. This versatile space also includes a dining area and enjoys plenty of natural light. Multiple sets of doors lead out to the wraparound garden, creating a seamless indoor-outdoor flow. The contemporary kitchen is fitted with integrated appliances, including a fridge/freezer, washing machine, dishwasher, water softener, and even a built-in coffee machine. A cosy breakfast area makes it the perfect space for morning gatherings. Bedrooms one and three, the kitchen, and the living room all offer direct access to the charming side garden and courtyard area. Externally, the property continues to impress. The garden wraps around the home, offering both a well-established main garden and a private courtyard space — ideal for relaxing or entertaining. At the front, there is a double garage and ample parking for multiple vehicles. The home also features solar panels and a Tesla Powerwall, helping its energy efficiency and meaning you are making money as the Sun shines! This unique home combines peaceful village living with excellent family-friendly space, making it a must-see for those seeking comfort, style, and nature on their doorstep. This property needs to be viewed to fully appreciate the space and tranquility it offers so call the Greyfox sales team in Rainham to arrange your viewing now.





**Entrance Hall**

14' 6" x 8' 7" (4.42m x 2.62m)

**Living Room**

29' 0" x 27' 6" (8.84m x 8.38m)

**Kitchen/Breakfast Room**

18' 3" x 15' 1" (5.56m x 4.60m)

**Utility**

9' 6" x 4' 6" (2.90m x 1.37m)

**Sitting Room/Bedroom 4**

16' 1" x 11' 10" (4.90m x 3.61m)

**Shower Room**

16' 8" x 7' 2" (5.08m x 2.18m)



**Bedroom 1**

16' 1" x 11' 4" (4.90m x 3.45m)

**Ensuite**

11' 7" x 6' 3" (3.53m x 1.91m)

**Bedroom 2**

12' 9" x 11' 10" (3.89m x 3.61m)

**Bedroom 3**

12' 2" x 9' 1" (3.71m x 2.77m)

**Family Bathroom**

9' 3" x 6' 7" (2.82m x 2.01m)

**Double Garage**

17' 9" x 16' 10" (5.41m x 5.13m)

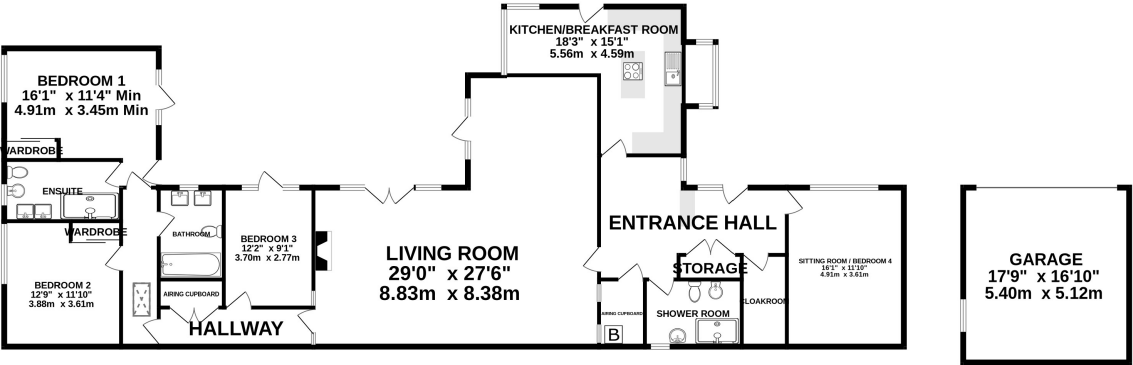






PLACE LANE, HARTLIP, SITTINGBOURNE, KENT, ME9 7TR

### GROUND FLOOR 2476 sq.ft. (230.0 sq.m.) approx.



TOTAL FLOOR AREA : 2476 sq.ft. (230.0 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 ©2025

### EFFICIENCY RATINGS

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	84	88
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	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>.

### Local Authority

Swale

Band G





## SITUATION

Hartlip is a village in the borough of Swale and is located between the M2 motorway (Strood to Canterbury) and the A2 main road from London to Canterbury. It is at Hartlip Hill, between Rainham and Newington on Watling Street, the old Roman road.

## DIRECTIONS

Continue along High Street Rainham from Gillingham. Along A2 towards Sittingbourne, turn right into Spade Lane then left into Meresborough Lane which leads into Place Lane.

PLACE LANE, HARTLIP, SITTINGBOURNE, KENT, ME9 7TR





## Greyfox Prestige Rainham

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

[greyfox.co.uk/greyfox-prestige](http://greyfox.co.uk/greyfox-prestige)