



CHURCH LANE



Offers in Region of £475,000 Freehold

THE PROPERTY

A stunning and expansive four-bedroom semi-detached family home, ideally positioned in the highly sought-after village of Newington, Kent, offering excellent access to local amenities, a mainline train station and well-regarded schools. This impressive home welcomes you via an entrance porch and hallway, setting the tone for the generous accommodation throughout. The ground floor comprises a spacious lounge, perfect for relaxing, and a separate dining room featuring stylish bi-fold doors that open directly onto the rear garden, creating a wonderful space for entertaining. Further benefits include a convenient downstairs WC/utility room and a modern, well-appointed kitchen with additional access to the garden. Upstairs, the property continues to impress with four well-proportioned double bedrooms, two of which benefit from fitted wardrobes/storage. Completing the first floor is a contemporary fitted family bathroom, offering both a bath and a separate shower. Externally, the home boasts an approximately 50ft rear garden, thoughtfully arranged with a combination of lawn and patio areas, ideal for families and outdoor enjoyment. To the front, there is a driveway providing off-road parking and a garage, which can be accessed both internally and externally for added convenience. An exceptional family home in a desirable village location — early viewing is highly recommended to fully appreciate all that this property has to offer. Contact the Greyfox Sales team in Rainham to arrange a viewing.



CHURCH LANE, NEWINGTON, SITTINGBOURNE, KENT, ME9 7JU



Lounge

13' 7" x 12' 2" (4.14m x 3.71m)

Dining Room

12' 2" x 11' 11" (3.71m x 3.63m)

Kitchen

16' 3" x 8' 11" (4.95m x 2.72m)

WC

10' 3" x 5' 4" (3.12m x 1.63m)

Garage

17' 7" x 8' 7" (5.36m x 2.62m)

Bedroom 1

13' 9" x 12' 2" (4.19m x 3.71m)



Bedroom 2

12' 2" x 12' 0" (3.71m x 3.66m)

Bedroom 3

12' 8" x 9' 2" (3.86m x 2.79m)

Bedroom 4

8' 11" x 8' 1" (2.72m x 2.46m)

Bathroom

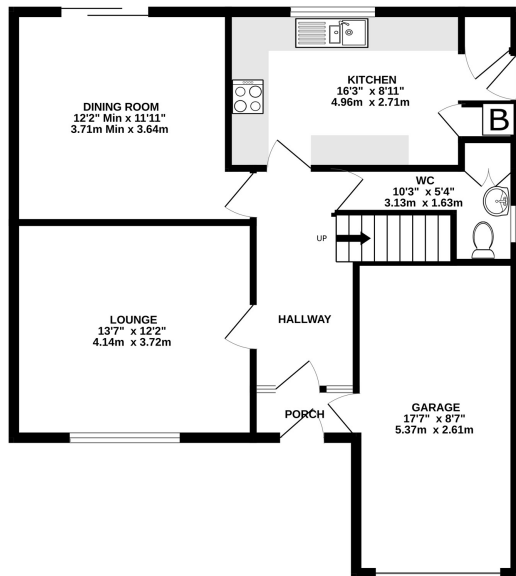
8' 8" x 8' 3" (2.64m x 2.51m)



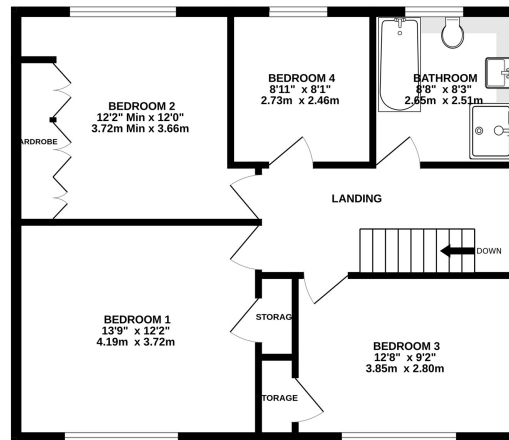


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GROUND FLOOR
757 sq.ft. (70.3 sq.m.) approx.



1ST FLOOR
687 sq.ft. (63.8 sq.m.) approx.



TOTAL FLOOR AREA : 1444 sq.ft. (134.1 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.

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EFFICIENCY RATINGS

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

AGENT NOTES

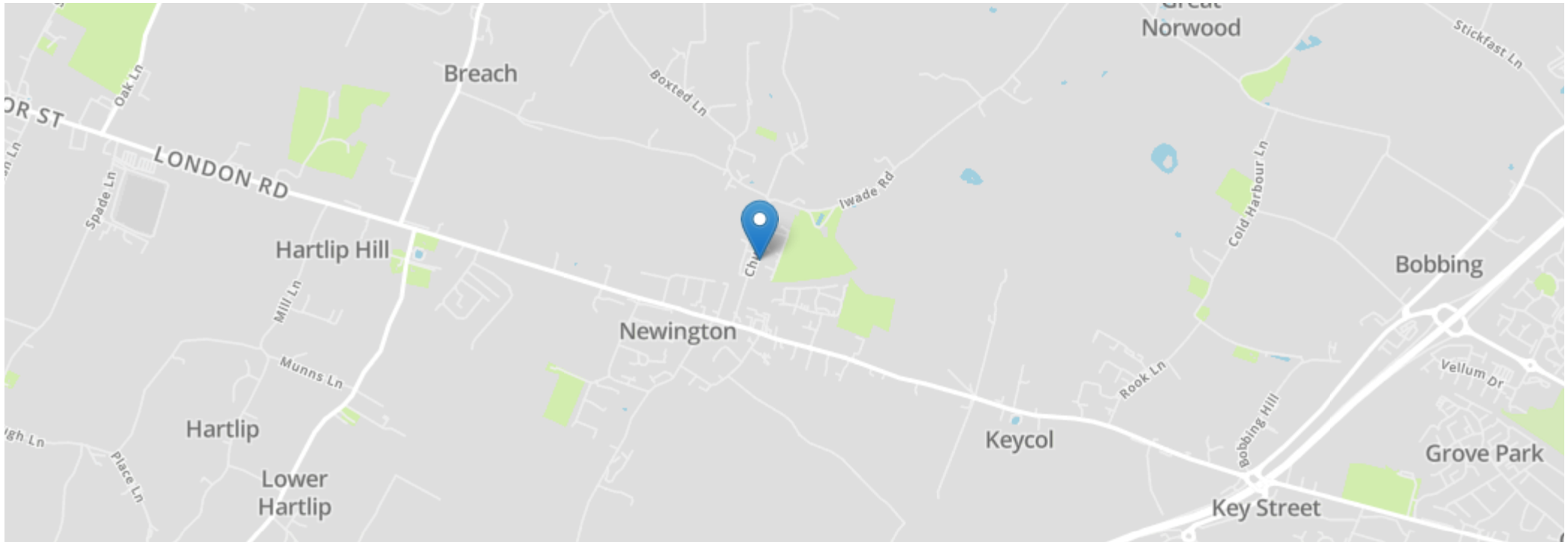
These particulars are prepared as a general guide to a broad description of the property and should not be relied upon as a statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give nor do our employees or Greyfox have authority to make or 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 E

Tax Band Amount: £265.4



SITUATION

Newington is a village and civil parish in the Swale district of Kent. The Parish is located beside the A2 between Rainham to the West and Sittingbourne to the East. The population of the parish in 2011 was 2,551. Newington has a vintage tea room, pub and annual village festival including a tug-of-war tournament with Newington Manor a conservation area to the South of the village. The village has its own railway station which is situated on the Chatham mainline between Sittingbourne and Rainham with London being less than an hour away by high speed train.

DIRECTIONS

CHURCH LANE, NEWINGTON, SITTINGBOURNE, KENT, ME9 7JU



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