GREYFOX
SALES & LETTINGS

Three Bedroom Detached House

Guide Price £425,000

Forge Lane, Upchurch, Sittingbourne, Kent, ME9 7AE

Freehold

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Description

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If you're looking to embrace village life, whilst still having access to local convenience, this fabulous detached home needs to be on your viewing list! Set in the popular village of Upchurch, this detached home offers a generous marble hallway, leading to a good size lounge/dining room, that can be closed off via glass doors to create a cozy snug, or opened up to make the most of the ample living space which leads out via patio doors to the garden. A light and bright contemporary kitchen with granite worktops and a separate larder is situated next to the dining room, the garden can also be accessed from here. Upstairs you will find two good sized double bedrooms, each with fitted wardrobes, a single bedroom with storage and a large family bathroom with separate shower cubicle. To the front of the property, a driveway for multiple cars with potential to extend (STPP). This property also benefits from a garage with power supply. To the rear there is a fabulous landscaped garden, complete with decking, Indian sandstone patio, lawn, gazebo and summer house, the garden backs onto orchards and offers a beautiful outlook which changes with the seasons. This really is a must see. Call now to book your viewing!!

** Please note - Planning Permission was granted in 2019 to erect a single storey front extension with balcony to first floor, single storey side and part single, part two storey rear extension with alterations to main and garage roofs. Full details can be found on Swale Borough Council website.

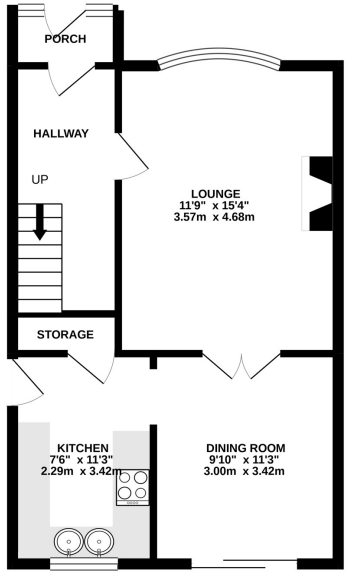
Key Features

- Popular village location
- Detached three bedroom family home
- Fabulous landscaped garden measuring approx 80' x 50'
- Planning Permission granted in 2019 to extend
- Great choice of 'Good' rated Primary and Junior Schools in the village
- Good sized bathroom with separate shower cubicle
- Off road parking and garage with power supply
- Contemporary kitchen with granite worktops and separate larder

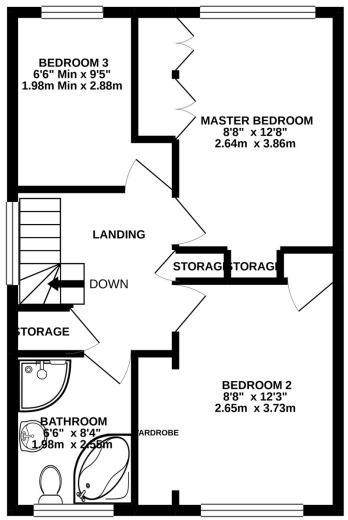
Local Area

Upchurch is a semi-rural village dating back many centuries with the church dating from around 1100. There is a variety of property styles as well as the village pub and convenience stores. There is a vibrant diverse community represented by the website upchurchmatters.co.uk which is well worth a visit. Located between Rainham and Medway 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.

GROUND FLOOR
474 sq.ft. (44.0 sq.m.) approx.



1ST FLOOR
461 sq.ft. (42.8 sq.m.) approx.



TOTAL FLOOR AREA : 935 sq.ft. (86.8 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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Property Location

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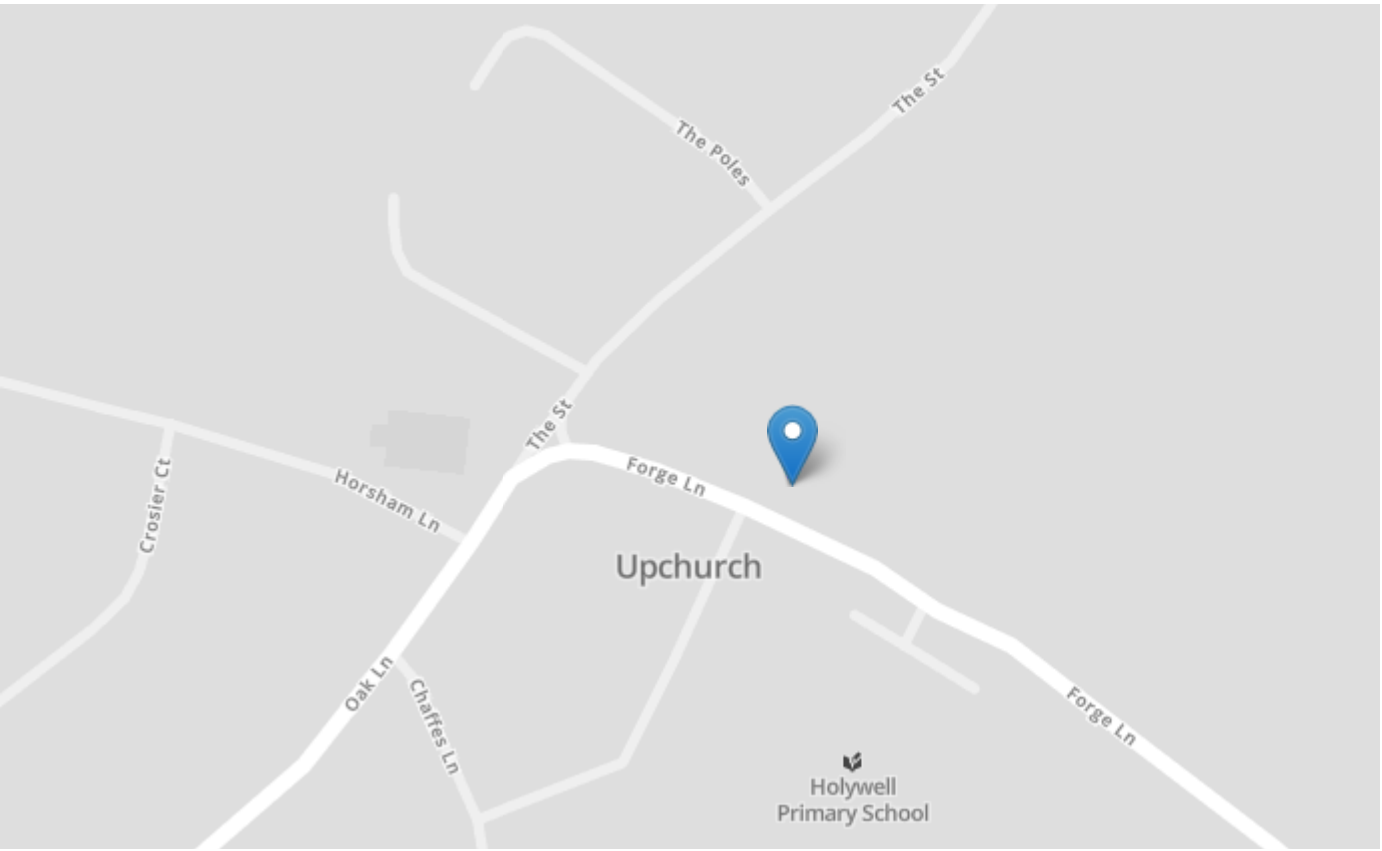

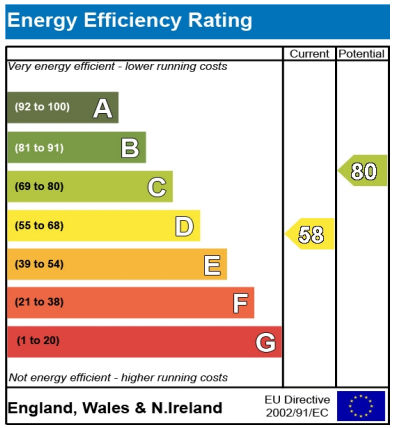

Tenure	Freehold
Lease Term	N/A
Ground Rent	N/A
Service Charge	N/A
Local Authority	Swale
Council Tax	Band E

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Agent Notes
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