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Warren House Headcorn Road, Sandway, Kent. ME17 2AG.

£675,000 Freehold

Property Summary

"I have always been so impressed by the size and overall plot of this substantial house in Sandway. Ideal for a growing family or a purchaser looking for space". - Philip Jarvis, Director.

Warren House has been extended to both the side and the rear and offers both ample and flexible accommodation. Downstairs there is a triple aspect sitting room, 18ft dining room, useful study/playroom, kitchen/breakfast room plus a family room area. There is also a cloakroom.

Upstairs there are four double bedrooms with the large master bedroom having an ensuite shower room. There is also a family bathroom.

Warren House sits on a plot of approximately one third of an acre with a 100ft rear garden. There is an extensive parking brick block parking area. There is also a single garage with a studio/work room to the rear.

An early viewing comes highly recommended to full appreciate this substantial home.

Found in the hamlet of Sandway, the village of Lenham is only a short drive. Lenham offers a wide range of amenities to include shops, two schools and railway station. Headcorn is approximately five miles in the opposite direction and the M20 motorway accessed nearby at Leeds.

Features

- Well Extended Four Bedroom Semi-Detached House
- Kitchen/Breakfast Room
- Extensive Driveway & Garage
- 100ft Rear Garden Laid to lawn
- Internal Viewing Recommended
- Council Tax Band D
- Four Reception Rooms
- Ensuite Shower Room & Bathroom
- Studio/Work Room To Rear of Garage
- Semi-Rural Location
- EPC Rating: D

Ground Floor

Entrance Door To

Hall

Stairs to first floor. Tiled floor. Radiator.

Cloakroom

Low level WC. Hand basin. Local tiling. Extractor. Tiled floor.

Study/Playroom

11' x 10' (3.35m x 3.05m) Double glazed bow window to front. Decorative brick fireplace. Radiator.

Double casement doors to

Sitting Room

18' 5" x 16' 4" (5.61m x 4.98m) Double glazed bow window to side and double glazed patio doors to rear. Two round windows to front. Two feature radiators.

Dining Room

18' 4" x 11' 1" (5.59m x 3.38m) Double glazed window to front. Brick fireplace. Opens through to

Family Room Area

11' 8" x 9' 10" (3.56m x 3.00m) Double glazed casement doors to rear garden. Tiled floor. Radiator. Leads into

Kitchen/Breakfast Room

18' 9" x 10' 2" (5.72m x 3.10m) Double glazed window to rear. Double glazed doors to side. Range of base and wall units. Black one and a half bowl sink unit. Grant oil central heating boiler. Plumbing for washing machine and dishwasher. Space for American style fridge/freezer. Belling electric range cooker with stainless steel extractor over (non operational). Downlighting. Understairs cupboard. Access to loft space.

First Floor

Landing

Double glazed window to rear. Access to loft.

Master Bedroom

16' 4" narrowing to x 10' 6" x 18'4" (4.98m x 3.20m) Double glazed window to front and rear. Radiator.

Door to

Ensuite Shower Room

White suite of low level WC, pedestal hand basin and corner shower cubicle with shower attachment. Fully tiled walls. Downlighting. Extractor. Chrome towel rail. Tiled floor.

Bedroom Two

14' 2" x 10' (4.32m x 3.05m) Double glazed window to front. Radiator. Wardrobe cupboard shared with bedroom three.

Bedroom Three

11' 1" x 10' (3.38m x 3.05m) Double glazed window to front. Radiator. Wardrobe cupboard shared with bedroom two.

Bedroom Four

11' x 7' 8" (3.35m x 2.34m) Double glazed window to rear. Wardrobe cupboard. Radiator.

Bathroom

Double glazed window to rear. White suite of low level WC, pedestal hand basin and panelled bath with separate shower unit. Airing cupboard. Fully tiled walls. Tiled floor. Radiator.

Exterior

Front Garden

Enclosed garden laid mainly to lawn with Laurel hedge to front. Gate leading to

Parking

Area of extensive brick block parking for at least six cars leading to garage.

Rear Garden

The rear garden is laid mainly to lawn. There is also a extensive patio area. The garden is enclosed again by Laurel hedging.

Garage

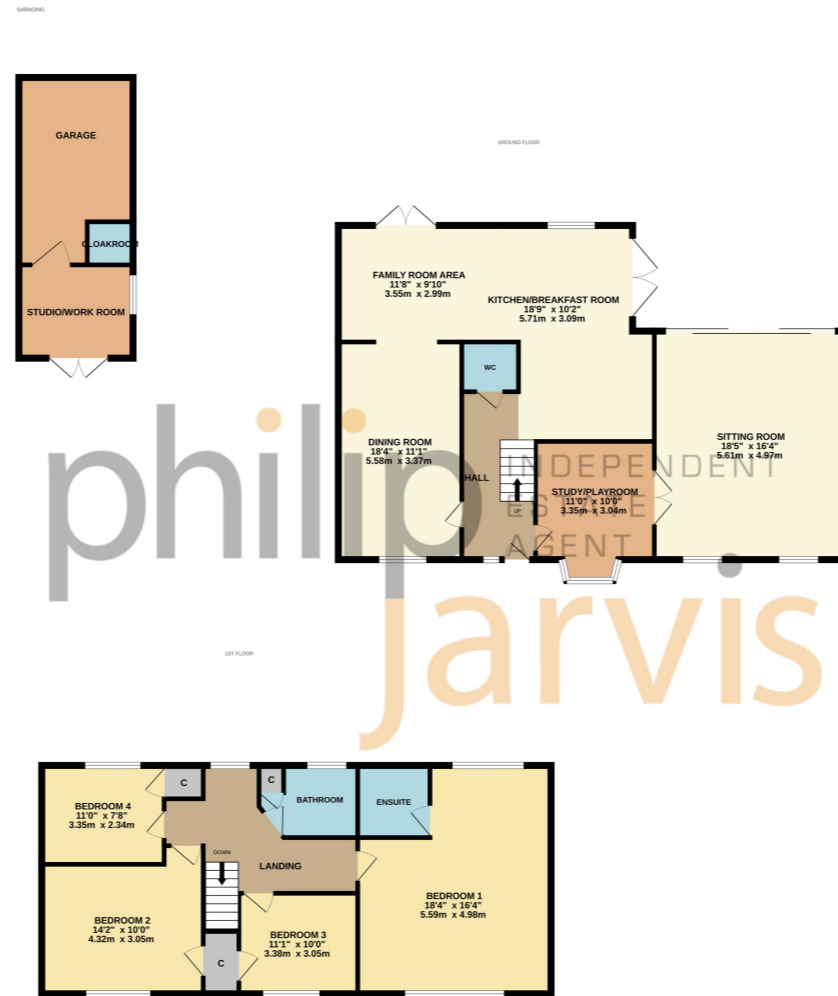
The single garage measures 16' x 9' 6". Up and over door. Power and lighting. Door to patio area. To the rear of the garage is a studio/work room.

Studio/Work room

9' 8" x 7' 10". Double glazed doors to rear. Double glazed window to side. Door to cloakroom with low level WC and hand basin.

Agents Note

1. The property is not on main drainage.



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	78
(55-68)	D	61
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Please Note: All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply they are necessarily in working order or fit for purpose. interested parties are advised to obtain verification from their solicitors as to the freehold/leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended/converted as to Planning Approval and Building Regulations compliance. These particulars do not constitute or form part of an offer or contact, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout or virtual tour included this is for the general guidance only. it is not to scale and its accuracy cannot be confirmed.



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