



HARTLIP HILL



Offers in Excess of £545,000 Freehold

## THE PROPERTY

Enjoying a fantastic Hartlip location this characterful bay fronted detached bungalow accessed via a private road, which affords a degree of extra privacy by its slightly elevated position.

The accommodation offers a spacious lounge/diner, kitchen/breakfast room, utility area, conservatory, four bedrooms, the main benefitting from an en-suite bathroom, shower room. With original Herringbone flooring in the hallway, beautiful bay windows flooding the two front bedrooms with light, an inviting log burner in the lounge, and all the space you would expect from a property of this type and era. Externally, a generous frontage, driveway for multiple vehicles, garage, workshop and fabulous rear garden with established shrubs, tree's, handy sheds for storage, large patio, lawn, and pond, which makes this the perfect home for the avid gardener and an ideal entertaining space.

With great transport links, handy access to the A2 and in a popular and sought after village this is a must see.

Don't miss out on your opportunity to view, call Greyfox Sales and Lettings Rainham to book your viewing now.



HARTLIP HILL, HARTLIP, SITTINGBOURNE, KENT, ME9 7NZ



**Lounge/Diner**

20' 1" x 16' 1" (6.12m x 4.90m)

**Kitchen/Breakfast Room**

11' 9" x 10' 5" (3.58m x 3.17m)

**Conservatory**

11' 2" x 10' 1" (3.40m x 3.07m)

**Shower Room**

6' 8" x 5' 4" (2.03m x 1.63m)

**Bedroom 1**

12' 6" x 12' 5" (3.81m x 3.78m)

**Ensuite**

9' 5" x 4' 1" (2.87m x 1.24m)



**Bedroom 2**

13' 9" x 12' 4" (4.19m x 3.76m)

**Bedroom 3**

12' 0" x 9' 7" (3.66m x 2.92m)

**Bedroom 4**

8' 0" x 6' 8" (2.44m x 2.03m)

**Garage**

17' 9" x 8' 0" (5.41m x 2.44m)

**Workshop**

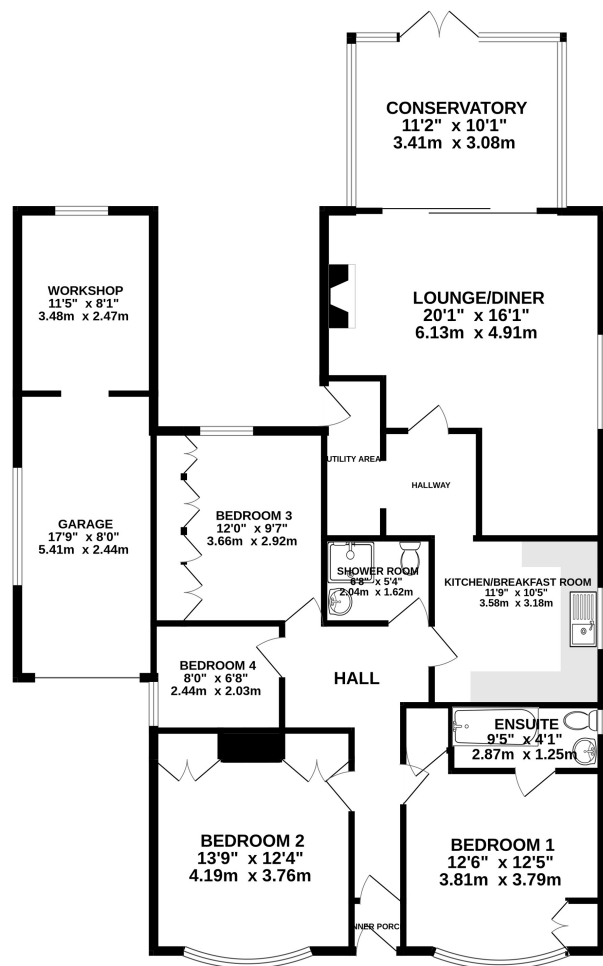
11' 5" x 8' 1" (3.48m x 2.46m)





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GROUND FLOOR  
1530 sq.ft. (142.1 sq.m.) approx.



TOTAL FLOOR AREA: 1530 sq.ft. (142.1 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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>		
(39-54) <b>E</b>	51	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

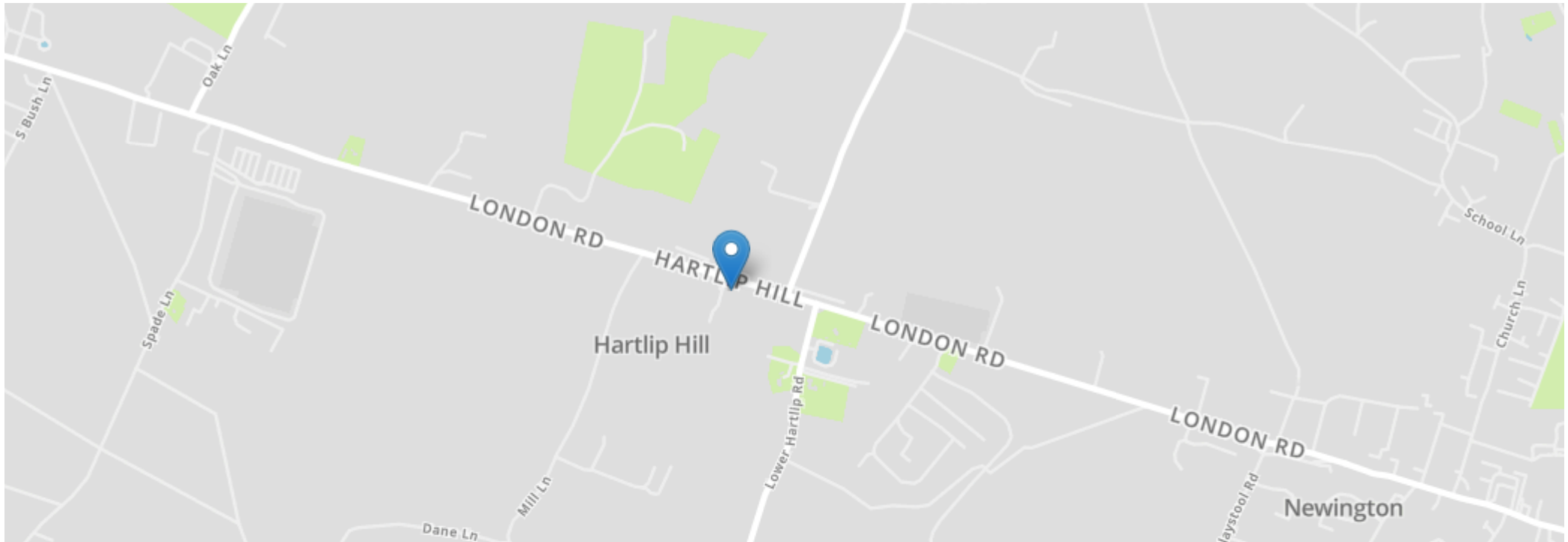
### AGENT NOTES

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 E



## 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.  
At the traffic lights at the junction with Otterham Quay Lane continue straight to carry along the A2.  
Destination will be on the left, access via the private road.

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## Greyfox Prestige Rainham

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