





LARGE DETACHED FAMILY HOME SET OVER 4 FLOORS ON A GENEROUS CORNER PLOT IN THE FISHING VILLAGE, ST MARY'S ISLAND. 4/5 BEDROOMS, LARGE GARDEN, DOUBLE GARAGES AND AMPLE ADDITIONAL OFF STREET PARKING.

This 4/5 bedroom property offers a total living space of 1984 Sq.Ft. There are only two properties of this design on St Mary's Island, both are corner plots at the entrance to the "Fishing Village" development.

This is a large family home, at ground floor level you will find a large hallway with a kitchen/breakfast room off measuring 17'3 x 8'9 which in turn leads through to the 15'9 x 11'6 dining room with double doors leading out to the private rear garden and access to the detached double garage. One of the features of this home is the large Living room which measures 19'7 x 15'9 with windows to one side and two sets of double doors to the other, giving access to the rear garden and offering plenty of light.

On the first floor are three bedrooms, two with en suites, a family bathroom and large landing area suitable for a home office or similar. The 15'8 x 13'8 master bedroom features a high vaulted ceiling with window to one side and double doors with balcony to the other with views across the rear garden and out towards the parkland alongside. This room also benefits from an ensuite shower room and dressing area with two double wardrobes. The second bedroom measures 15'10 x 11'9 and features three large rooflight windows and ensuite shower room. The third bedroom to the front of the property measures 9'3 x 9'1 which is situated alongside the family bathroom.

On the second floor is a 15'8 x 12'4 bedroom with windows to front offering views to the River Medway and an outside terrace to the rear with views across St Mary's Island. From this bedroom you can access an additional mezzanine floor which measures 15'8 x 10'5, this area is suitable for a number of usages or a fifth bedroom. There is additional storage here in the eaves.

The property sits on a large corner plot at the entrance to Dunlin Drive and has a walled rear garden which follows around to the front of the house and offers additional garden space to the side of the property and a sun-trap sitting area to the front. The double garage can be accessed from the garden and there is parking to the front of the garages for 3/4 vehicles. This family home offers the rare combination of generous living space & outside garden space coupled with ample parking and additionally a double garage, situated in a private and secluded position.

This property has recently been professionally decorated throughout in neutral colours and has also had new carpets fitted throughout. A new boiler was fitted 2 years ago.





- 1984 Sq.Ft. of living space
- Large Family Home
- Redecorated & New Carpets Fitted
- Detached Double Garage With Space For 2/3 Off Street Parking
- New Boiler Fitted 2 Years Ago
- One Of Only Two Of This Design Of Property On St Mary's Island
- 19'7 x 15'9 Lounge
- Bedroom 4 With Mezzanine Floor
- Well Maintained & Presented Throughout
- Attractive Private Rear Garden



**THE AGENT ON THE QUAYS**

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*thefishingvillage*

Plot 23  
Artist's Impression

Dotted lines to plans denote velux roof lights

**THE HAMPTON - Plots 22 & 23**  
Four bedroom house with double garage  
(illustrated as plot 23)

**Ground Floor**  
Living Room 5.971m x 4.796m 19'7" x 15'9"  
Kitchen/Breakfast 2.685m x 5.257m 8'9" x 17'3"  
Dining Room 4.796m x 3.587m 15'9" x 11'6"

**First Floor**  
Bedroom 1 4.170m x 4.797m 13'8" x 15'8"  
Bedroom 2 4.828m x 3.588m 15'10" x 11'9"  
Bedroom 3 2.783m x 2.815m 9'1" x 9'3"

**Second Floor**  
Bedroom 4 3.769m x 4.787m 12'4" x 15'8"  
Mezzanine 4.796m x 3.183m 15'8" x 10'5"

E4b/1984ft<sup>2</sup>

All measurements are approximate  
Note: Plot 22 is handed, please see Sales Consultant for details

HOME DATA & CABLELINE SYSTEM  
BBK OnQ Control Box OnQ Entertainment Centre

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