





61 WARDS HILL ROAD, MINSTER ON SEA, ME12 2LL

£400,000

- Charming 3-bedroom detached bungalow on a generous 0.15-acre plot with potential for expansion, subject to planning, by converting the loft or adding an additional storey.
- Spacious entrance hall leading to an open-plan, triple-aspect living-dining room and a kitchen-breakfast room perfect for family meals.
- Features an expansive main bedroom, two additional bedrooms, a bathroom, and a WC that could be combined for convenience.
- The property boasts two driveways, a tandem length garage with a roof terrace, an in-ground heated swimming pool, and a former stable converted into a changing room and plant room for the pool.
- Ideally located a short walk from the seafront and 'The Glen', a 22-acre green space, offering the best of both coastal and countryside living.
- Minster-on-Sea, on the picturesque Isle of Sheppey in Kent, is a charming coastal village offering serene seaside living and convenient amenities.
 - The village boasts a range of local shops, quaint pubs, and delightful eateries, creating a friendly and welcoming community atmosphere.
 - Families benefit from reputable schools, including Minster Primary rated 'Good' by Ofsted in 2022, just a 6-minute walk away, and plenty of recreational facilities like parks and coastal walks.
- Excellent transport links include easy access to the A249 and M2 motorways
 - Regular train services to London St Pancras in 1hr 16 minutes from Queenborough station, about 10 minutes away by car









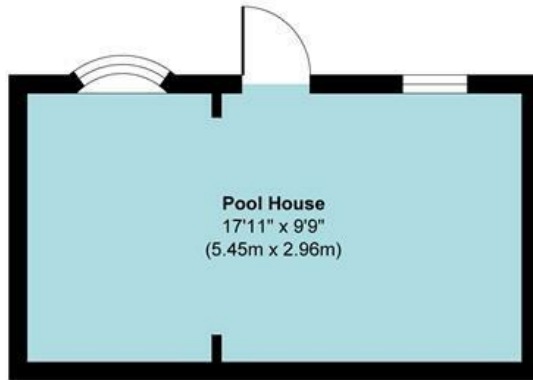
ABOUT THIS HOME

Nestled on a generous 0.15-acre plot, this charming 3-bedroom detached bungalow presents an exciting opportunity for expansion, subject to planning, either by converting the loft or adding an additional storey. The welcoming and spacious entrance hall leads to an open-plan, triple-aspect living-dining room, perfect for modern living. The kitchen-breakfast room offers ample space for family meals, while the expansive main bedroom, along with two further bedrooms and a bathroom plus WC that could be combined, complete the accommodation. Outside, you'll find two driveways, a tandem length garage with a roof terrace above, and an in-ground heated swimming pool. The former stable has been thoughtfully converted into a changing room and plant room for the pool. The beautifully landscaped garden features numerous sunny spots throughout the day, making it an idyllic retreat. Being just a few minutes walk from the seafront in one direction and 'The Glen', a 22 acre green space in the other, make this location the best of both worlds.



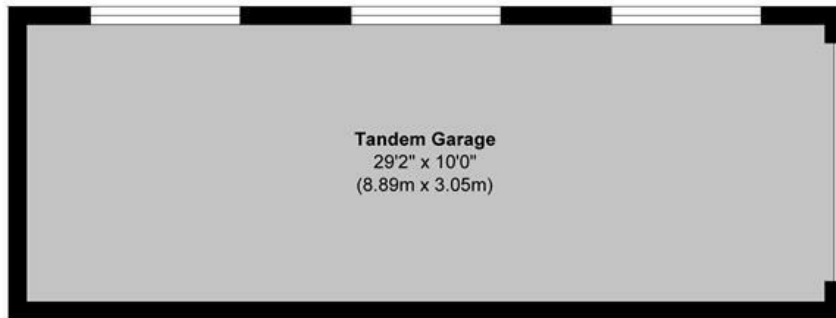






Pool House
17'11" x 9'9"
(5.45m x 2.96m)

Outbuilding
Approximate Floor Area
175 sq. ft
(16.28 sq. m)



Tandem Garage
29'2" x 10'0"
(8.89m x 3.05m)

Garage
Approximate Floor Area
288 sq. ft
(26.80 sq. m)



Shower Room
7'11" x 7'11"
(2.42m x 2.41m)

WC
4'10" x 2'10"
(1.48m x 0.87m)

Kitchen

Bedroom 3
8'11" x 7'10"
(2.39m x 2.72m)

Living/Dining Room
27'0" x 13'7"
(8.23m x 4.14m)

Entrance Hall
14'1" x 9'2"
(4.28m x 2.79m)

Bedroom 2
14'0" x 9'9"
(4.26m x 2.98m)

Bedroom 1
16'11" x 10'10"
(5.16m x 3.30m)

Ground Floor
Approximate Floor Area
1174 sq. ft
(109.12 sq. m)

Approx. Gross Internal Floor Area 1637 sq. ft / 152.20 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

ABOUT THE AREA

Minster-on-Sea, located on the picturesque Isle of Sheppey in Kent, is a charming coastal village offering a perfect blend of serene seaside living and convenient amenities. This property is located between the green space provided at 'The Glen' and the seafront at Minster Leas. The area is renowned for its beautiful beaches and stunning views across the Thames Estuary, Minster-on-Sea is a haven for those seeking a peaceful lifestyle with easy access to nature. The village boasts a range of local shops, quaint pubs, and delightful eateries, all contributing to its friendly and welcoming community atmosphere. For families, there are reputable schools including Minster Primary rated 'Good' by Ofsted in 2022 just a 6 minute walk away, and plenty of recreational facilities, including parks and coastal walks. Golfers can play at the semi-links 18-hole course at Sheerness Golf Club just 5 minutes away and nature lovers can spend their time at Elmley Nature Reserve with 3300 acres of wilderness being the home to many wading birds, insects, wildflowers, water voles and birds of prey. Excellent transport links connect Minster-on-Sea to nearby towns and cities, with easy access to the A249 and M2 motorways, and regular train services to London St Pancras in 1hr 16 minutes from Queenborough station, around 10 minutes away by car. This idyllic location combines the best of coastal and countryside living, making it an ideal place to call home.





ABOUT US

Rafferty & Pickard sell extraordinary homes throughout the South East.

Using the latest technology, all properties are showcased with cinematic videos and captivating photos.

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