



Fairview Gardens Frinsted Road, Milstead, Sittingbourne, ME9 OSB

Price Guide £495,000

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# Fairview Gardens Frinsted Road Milstead

Sittingbourne, ME9 OSB

- Recently Built Three Bedroom Detached House
- Beautiful High Specification Kitchen & Bathrooms
- All Finished To A High Standard
- Quiet Village Location Overlooking Orchards
- Underfloor Heating Via Air Source Heat Pump
- Landscaped Gardens To Front And Rear

We are pleased to offer this modern detached three bedroom executive home, located on the periphery of the tranquil village of Milstead just four miles to the south of Sittingbourne. The property, which was built just five years ago, overlooks expansive orchards to both the front and rear and has been finished to a very high standard. It benefits from central heating via air source heat pump, stylish fully integrated kitchen, luxury en-suite shower room and a fabulous family bathroom. The property, which is offered with no chain, sits in landscaped gardens and has allocated off street parking for three vehicles.



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## The Property

Offered for the first time since being built for the current owners in 2019, this splendid three bedroom detached home is finished to an exceptional standard throughout, enabling you to unpack and enjoy your new home straightaway.

Fairview Gardens is a well presented contemporary family home offering a comfortable lifestyle in beautiful countryside surroundings. Extending to over 1,100 sq ft, the house has an excellent flow providing fabulous living and entertaining space. Built with energy efficiency in mind, the house is heated via an air source heat pump with zoned underfloor heating throughout the ground floor, extensive insulation and tasteful wooden framed double glazing throughout.

Entering into the reception hall/dining room, you are drawn to the open plan kitchen, arranged around its central island. With white quartz worksurfaces and high gloss finished pale grey fitted units and sleek integrated appliances, this is the true hub of the home. Adjoining, the bright family sitting room with contemporary fireplace and wood burning stove enjoys an outlook through floor to ceiling windows and patio doors to the enclosed garden beyond. A cloakroom combined utility space complete the accommodation on the ground floor.

The staircase leads to a bright landing lit via dual aspect windows. To the front of the house, the cosy principle bedroom has superb views over the surrounding orchards as far as the eye can see. The room benefits from a fitted double wardrobe and beautifully appointed en-suite shower room with floor to ceiling marble tiling. Two further well-appointed bedrooms are served by a luxurious family bathroom with complimenting floor and wall tiling, large shower cubicle, separate bath, WC and wash hand basin complete the interior of this fabulous property.



## The Outside

Fairview Gardens is set back from the village road in pleasantly landscaped east facing communal front gardens shared with the neighbouring cottage. A mature hedge to the road side provides privacy, whilst a picket gate leads along a shingled path edged by lavender to the front of the property.

The westerly aspect private rear garden is level and easily maintained being predominantly laid to lawn, french doors from the family sitting room lead out to a spacious patio ideal for outdoor dining and entertaining. Willow hurdle fencing provide privacy from neighbouring properties, whilst a secure wooden gate leads to the parking area at the rear of the garden.

Two allocated block paved parking spaces are located immediately to the rear of the property, with a third allocated parking space situated on a communal hardstanding to the rear of a neighbouring cottage. Access to the parking areas is reached via a well maintained shared managed private driveway with the neighbouring properties.

## The Situation

Situated on the periphery of the picturesque village of Milstead, the property is set in a tranquil setting overlooking expansive orchards to both the front and rear. Milstead itself offers a rich community spirit, centred around its village hall which hosts several clubs, parish church, primary school and cricket ground.

Sittingbourne is located approximately four miles to the north, providing a range of shops, supermarkets, secondary schools, and leisure facilities. For commuters, Sittingbourne's railway station provides connections to both London Victoria, Cannon Street and St Pancras International via Kent's HS1 route, each journey taking approximately an hour.

## General Information

Property Address - Fairview Gardens, Frinsted Road, Milstead, Sittingbourne, Kent, ME9 0SB

Guide Price of £495,000

Council Tax - Band E - Swale Borough Council (£2599.87 2024/2025).

Tenure - Freehold with common managed areas. Property management company service charge to be confirmed.

Property Type - Detached House

Utility Supply - Mains electric, mains water, sewerage treatment plant (shared with neighbouring properties).

Heating - Air source heat pump providing central heating & wood burning stove.

Broadband - Not currently connected. BT Openreach available (Visit Ofcom checker for more information). Satellite available.

Mobile Signal / Coverage - EE & O2 likely available indoors. EE, Three, O2 Vodafone likely available outdoor (Visit Ofcom checker for more information).

Parking - Three allocated parking spaces.

Energy Performance Certificate - B 85

Rights & Easements - Shared of costs for private road / boundary and sewerage treatment plant maintenance c. £686.00 per annum.

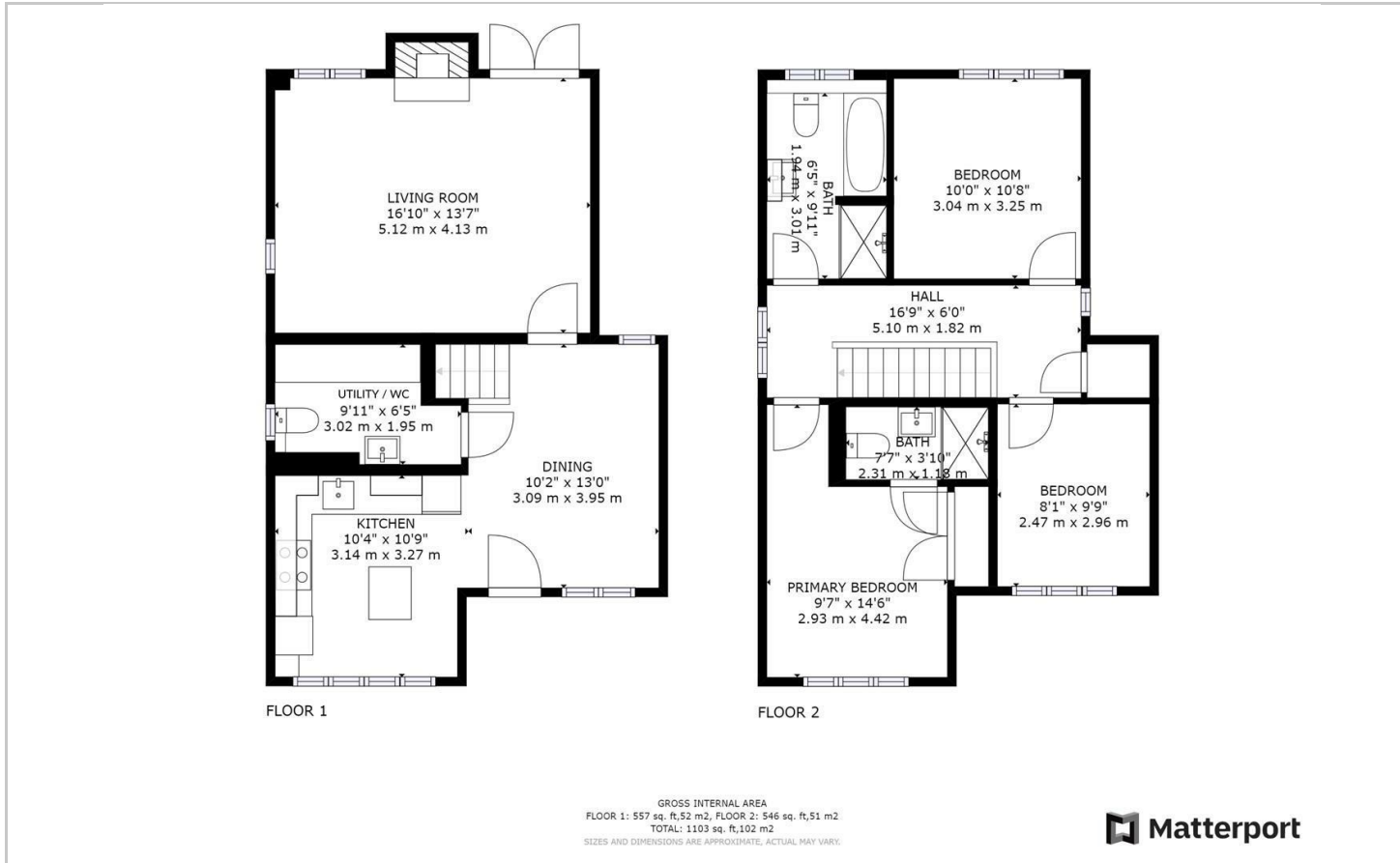




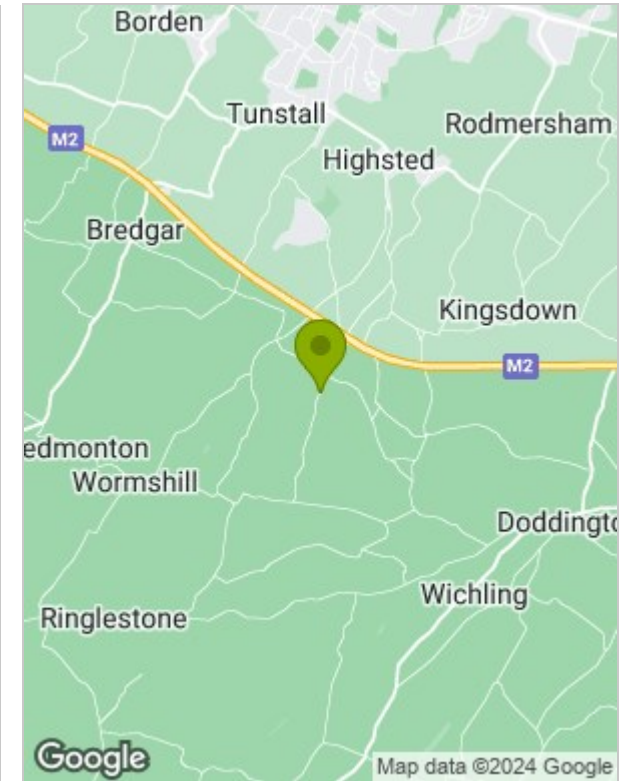




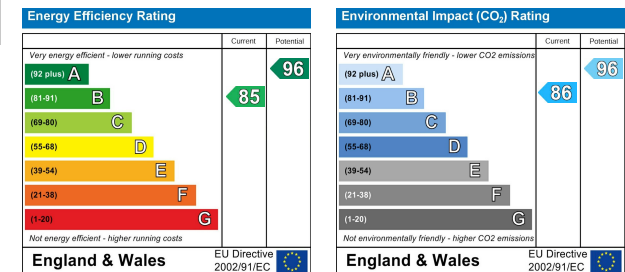
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our George Webb Finn Office on 01795 470556 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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