



1 Gossy Hill Cottages Gossy Hill, Sittingbourne, ME9 0TJ

Price Guide £375,000

Nestled in an elevated position with spectacular views over the surrounding countryside, between the charming villages of Wormshill, Frinsted & Milstead, this delightful semi-detached house offers a perfect blend of comfort and convenience. The property boasts a warm and inviting atmosphere, ideal for families or those seeking a peaceful rural retreat.

Upon entering, you are welcomed into a spacious reception room that serves as the heart of the home, providing ample space for relaxation and entertaining. The property features three well-proportioned bedrooms, each offering a tranquil space for rest and rejuvenation.

One of the standout features of this property are the large gardens, extending to approximately 0.75 acres, waiting for a new owner to make their mark. The property includes parking space accommodating up to three vehicles (one within shared double garage), which is a rare find in this picturesque area. The surrounding landscape is both serene and scenic, making it an ideal location for those who appreciate the beauty of the Kent countryside.

With its combination of practical living spaces, which would benefit from modernisation, and a lovely setting, this home is perfect for anyone looking to settle in a friendly community while still enjoying easy access to local amenities.

ACCOMMODATION

GROUND FLOOR

Entrance Lobby 3'1" x 5'11" (0.95 x 1.81)

Wooden front door, vinyl flooring, walk-in cupboard containing Worcester oil fired boiler, electric consumer unit and window.

Hallway 3'1" x 8'0" (0.96 x 2.45)

Vinyl flooring, radiator, stairs to first floor and doors to kitchen & living room.

Kitchen / Breakfast Room 21'6" x 10'9" (6.56 x 3.28)



Vinyl flooring, fitted range of matching light wood effect base units with grey/beige worksurface above and white tiled splashback. Stainless steel sink and single drainer with recess plumbing under worksurface for washing machine and dishwasher. Intergrated stainless steel Beko electric single oven with ceramic hob above and stainless steel canopy extractor hood. Space for fridge/freezer. Large understairs cupboard, glazed wooden door to rear garden, 2 x wooden framed casement windows, radiator.

Living / Dining Room 25'10" x 13'1" (7.88 x 4.00)

Fitted carpet, 4 x vertical sliding wooden sash windows, 2 x radiators, Parkray multifuel stove (not in use) with tiled hearth.

FIRST FLOOR

Stairs & Landing

Fitted carpet, airing cupboard with hot water tank and shelving, doors to:

Primary Bedroom 16'7" x 9'8" (5.07 x 2.95)



Fitted carpet, 3 x dual aspect vertical sliding wooden sash windows, fitted double wardrobe, radiator, loft hatch.

Bedroom Two 11'10" x 10'9" (3.63 x 3.30)

Fitted carpet, dual aspect vertical sliding wooden window and wooden casement window, radiator, loft hatch.

Bedroom Three 8'10" x 13'2" (2.70 x 4.03)

Fitted carpet, vertical sliding wooden sash window, radiator.

Family Bathroom 9'4" x 7'4" (2.87 x 2.25)

Vinyl flooring, part tongue & groove panelling to wall, matching white bathroom suite comprising of bath with white tiling surround and thermostatic shower, WC, pedestal wash hand basin, radiator, wooden casement window, extractor fan.

OUTSIDE



The houses sit in an elevated position towards the centre of a large plot with outstanding views of the surrounding countryside. Each house benefits from large gardens part of which have been cleared ready for the new owners to design and layout, but will be grass seeded by the current owners. The total plot size for No. 1 Gossy Hill Cottages extends to approximately 0.75 acres.

The properties are reached via a shared concrete driveway which leads to a large shared shingled parking area providing 2 allocated parking spaces and one single garage space within shared double garage.

GENERAL INFORMATION

Guide Price of £375,000

Viewings Strictly by prior appointment with the agent

Verified Material Information

Council tax band: D

Tenure: Freehold

Property type: House

Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Septic tank

Heating: Central heating - oil fired

Heating features: None

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Good, Vodafone - OK, Three - OK, EE - Good

Parking: Garage, Allocated, and Driveway

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: Yes

Energy Performance rating: E - 45

SPECIAL NOTES:

- 1. There is a shared septic tank with soakway serving both properties.
- 2. The land owner of the neighbouring field has a right of way to access the northern field, as shown on the site plan.
- 3. The occupiers of 2 Gossy Hill Cottages have a right of way across the rear of 1 Gossy Hill Cottages to allow access to their property, as shown on the site plan.
- 4. A proportion of the garden is designated in Agricultural use, see agricultural land plan.

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

Floor Plan



GROSS INTERNAL AREA
FLOOR 1 58.1 m² (625 sq.ft.) FLOOR 2 54.0 m² (582 sq.ft.)
TOTAL : 112.1 m² (1,207 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

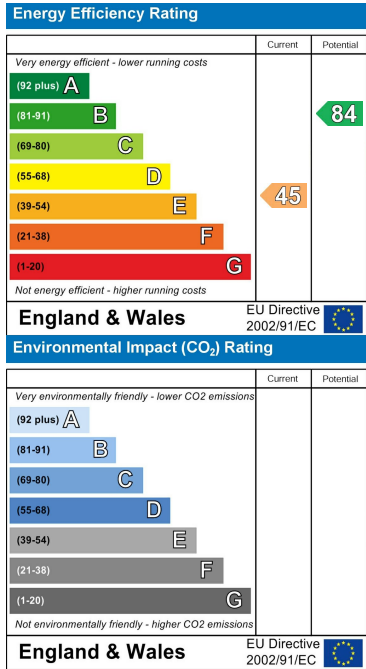


Area Map



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Energy Efficiency Graph



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