



## 2 Gossy Hill Cottages Gossy Hill Road, Sittingbourne, ME9 0TJ

**Asking Price £425,000**

Nestled between the charming villages of Wormshill, Frinsted & Milstead this delightful semi-detached house offers a perfect blend of comfort and scenic beauty. The property boasts a warm and inviting atmosphere, enhanced by its spacious, light-filled rooms that create an ideal environment for both relaxation and entertaining.

The house features three well-proportioned bedrooms, providing ample space for families or those seeking a home office. The generous reception room serves as the heart of the home, with a multi-fuel stove, the perfect focal point for gatherings or quiet evenings in.

One of the standout features of this property are the expansive gardens, extending to approximately 0.45 acres, waiting for the new owner to make their mark. The gardens not only offer a tranquil retreat but also provide spectacular views over the surrounding countryside, allowing you to immerse yourself in the natural beauty of Kent.

The property includes parking for up to three cars (one within shared double garage), ensuring convenience for residents and guests alike.

This home is an excellent opportunity for anyone looking to settle in a peaceful yet accessible location, with the charm of rural living combined with the practicality of modern amenities.

## ACCOMMODATION

### GROUND FLOOR

#### Rear Entrance Hall

Glazed wooden door, fitted carpet, radiator, stairs to first floor and understairs cupboard containing oil fired boiler and electric consumer unit.

#### Kitchen 15'7" x 10'7" (4.76 x 3.25)



Vinyl floor. Range of matching light wood effect base units with granite effect worksurfaces, white localised tiling, stainless steel integrated Beko electric fan assisted oven, ceramic hob, stainless steel canopy extractor fan. Stainless steel sink with single drainer and mixer tap. Recess under worksurface with plumbing for washing machine and dishwasher. Space for fridge freezer, 2 x wooden framed windows, radiator.

#### Living / Dining Room 33'11" x 12'11" (max) (10.35 x 3.96 (max))



Fitted carpet, solid fuel stove with tiled hearth, wooden surround and mantle shelf, 3 x dual aspect sash windows, and door to rear garden, 2 x radiators, heating thermostat. Door to:

#### Front Entrance Lobby

Fitted carpet, coir mat, radiator, door to garden.

### FIRST FLOOR

#### Stairs & Landing

Fitted carpet, wooden framed window, airing cupboard with hot water cylinder and shelving

#### Bedroom One 17'10" x 12'11" (5.44 x 3.95)

Fitted carpet, 2 x wooden sash windows, radiator, loft hatch.

#### Bedroom Two 16'2" x 12'7" (4.95 x 3.85)

Fitted carpet, radiator, 2 x dual aspect wooden sash windows.

#### Bedroom Three 6'10" x 7'3" (2.09 x 2.21)

Fitted carpet, radiator, wooden framed casement window, loft hatch.

#### Bathroom 8'4" x 7'3" (2.55 x 2.21)



Tile effect vinyl floor, white bathroom suite comprising of P-shaped bath with chrome thermostatic shower over and fully tiled surround, low level W.C., pedestal wash hand basin, wooden framed casement window, radiator, extractor fan.

### OUTSIDE



The house sits in an elevated position towards the centre of a large plot with outstanding views of the surrounding countryside. The property benefits from large gardens to the front and rear extending to approximately 0.45 acres with new stock fencing.

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 £425,000.00

Viewings Strictly by 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, Driveway, and Allocated

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 - 49

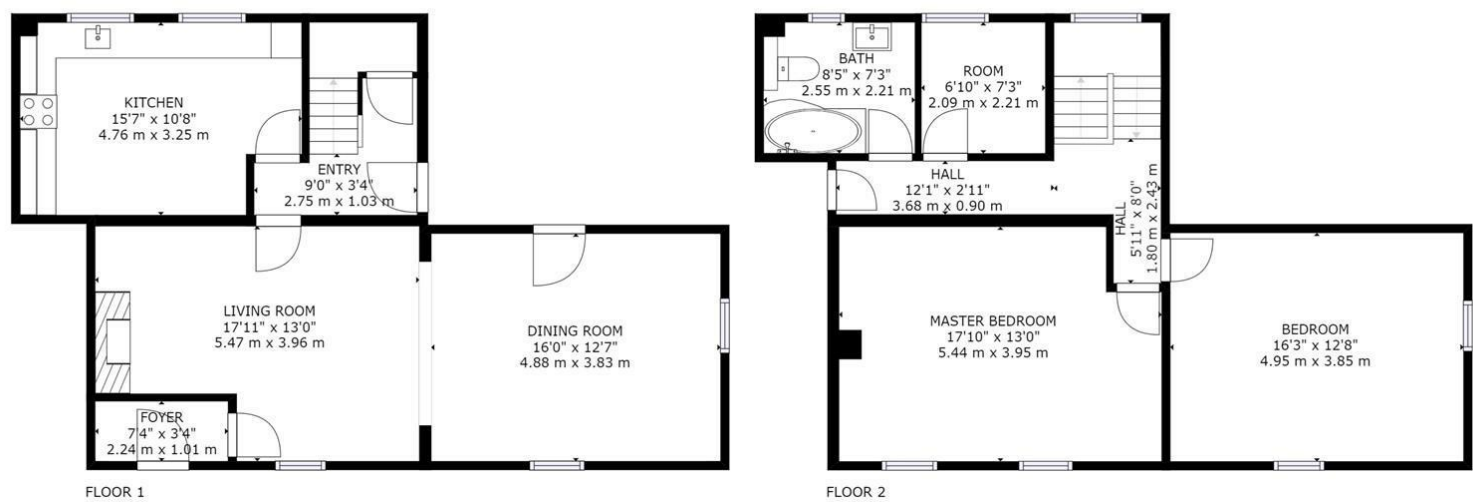
#### SPECIAL NOTES:

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: 688 sq ft, 64 m<sup>2</sup>, FLOOR 2: 675 sq ft, 63 m<sup>2</sup>  
TOTAL: 1363 sq ft, 127 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

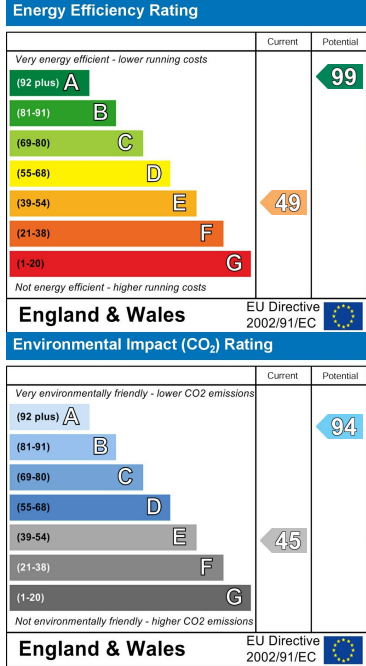


Area Map



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Energy Efficiency Graph



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