



## Sunnyside Dillywood Lane

Higham, ME3 7NT

GREENLEAF PROPERTY SERVICES are delighted to introduce this beautifully presented detached family residence to the market, in the sought-after semi-rural location of Higham, Rochester. Built in 1870, and set over three expansive floors in stunning grounds of approx 0.48 of an acre, this impressive family home boasts five double bedrooms, two en suites, walk-in wardrobe, family bathroom and WC/cloakroom, two offices with potential for use as further bedrooms, a stylish open-plan " L-shaped" kitchen/diner, and a spacious separate lounge. Further benefits include generous off road parking for several vehicles with ample space for a double garage, whilst beautiful double-glazed sash windows and high ceilings throughout create a spacious and light feel to the house. A particular feature to the property is the large porcelain patio leading to beautifully established and extensive private gardens to the rear and side of the property, complete with outdoor dining area and sunken seated feature.

The layout briefly comprises of; Impressive storm porch into the hallway giving access to kitchen/diner, lounge, two offices/further bedrooms, WC/cloakroom, and stairs up to first floor; The first floor landing gives access to four double bedrooms, two en suites, walk-in wardrobe, and family bathroom; The second floor landing gives access to bedroom five.

Enviably located on a peaceful country lane yet just a short drive to all A2/M2/M20 road links and highly regarded local schools, nearby historic Rochester and Strood provide a wealth of restaurants, shopping and leisure amenities, and train stations offering 40 minute fast train services to London St Pancras. Bluewater Shopping Centre is approximately 15 minutes drive away providing a further extensive range of shopping, dining and leisure facilities.

Interest is sure to be strong in this rarely available opportunity, we therefore recommend viewing at your earliest convenience to avoid disappointment.

**Price Guide £950,000**

# Sunnyside Dillywood Lane

## Higham, ME3 7NT



- DETACHED HOUSE ON BEAUTIFUL GROUNDS OF 0.48 OF AN ACRE
- TWO EN SUITES, FAMILY BATHROOM AND DOWNSTAIRS WC
- SHORT DRIVE TO HIGHLY REGARDED SCHOOLS AND ALL A2/M2/M20 ROAD LINKS
- EPC GRADE D / COUNCIL TAX BAND G / FREEHOLD
- FIVE DOUBLE BEDROOMS OVER THREE FLOORS
- IMPOSING PERIOD PROPERTY WITH AMPLE OFF ROAD PARKING
- SHORT DRIVE TO TOWN AND ALL SHOPPING AND LEISURE AMENITIES
- TWO RECEPTION ROOMS / OFFICES
- POTENTIAL FOR DOUBLE GARAGE / OUTBUILDINGS STPP
- SHORT DRIVE TO STATION WITH 35 MINUTE FAST TRAINS TO LONDON

### Entrance Hallway

20'8" x 7'8" to 5'10" (6.3 x 2.35m to 1.8m)

An impressive storm porch complete with feature columns and tiled flooring gives access into the spacious and light hallway, with two windows either side, high ceilings with detailed cornicing, wood flooring, stairs up to first floor with under-stairs cupboard, and access to all rooms to the ground floor.

### Kitchen Area

17'6" x 12'5" (5.35 x 3.8m)

Large "L-shaped" room incorporating an open-plan kitchen and dining room, with extensive stylish wood cupboards to wall and floor with contrasting striking granite worktops, underfloor heating, double oven, gas hob, integrated fridge-freezer, downlighters, double-doors out to patio and garden, windows to front and side, high ceilings, open-plan to dining area.

### Dining Area

14'11" x 7'6" (4.55 x 2.3)

Good size space with plenty of room for table and chairs, running to side of lounge with double glass-paned bi-fold doors to lounge, high ceilings, downlighters and window to side.

### Lounge

21'7" x 15'5" (6.6 x 4.7)

Great size lounge with double doors out to patio and garden, two large DG sash windows to rear-side of house, double bi-fold doors into dining room, with neutral carpet and decor, cornicing, feature gas fireplace and surround (untested), lovely outlook to gardens and grounds to rear.

### Reception Room/Office

10'9" x 10'9" (3.3 x 3.3)

Located to side of lounge, another good size room currently used as an office but potential for use as another bedroom subject to new owners wishes. Sash windows to rear and side, wood flooring and neutral decor.

### Reception Room/Office

10'9" x 9'0" (3.3 x 2.75)

Further potential bedroom currently used as an office, with window to side, wood flooring and neutral decor with feature walls.

### WC

6'10" x 4'3" (2.1 x 1.3)

Spacious downstairs WC with high ceiling, WC and basin/vanity, sash window to side, downlighters, wood floor and neutral decor.

### First Floor Landing

20'8" x 6'0" (6.3 x 1.85)

Stylish staircase with wooden handrails, banisters and balustrades leading up to the spacious landing with neutral carpet and decor, sash window to front of house, giving access to four double bedrooms, two en suites, family bathroom, and stairs up to second floor.

### Master Bedroom

16'0" x 15'5" (4.9 x 4.7)

Beautiful room with sash windows to side and rear offering beautiful countryside views, neutral carpet and decor, access to walk-in wardrobe and en suite from here.

### En Suite One

9'0" x 7'4" (2.75 x 2.25)

With modern grey wall and floor tiles, white site comprising of bath, separate large shower, feature basin/vanity and WC, vertical chrome radiator, high ceiling, windows to rear and side, and downlighters.

### Walk-in Wardrobe

9'0" x 4'11" (2.75 x 1.5)

Good size walk-in wardrobe with plenty of space for extra storage.

### Bedroom Two

18'2" x 13'1" (5.55 x 4.0m)

Good size double bedroom with neutral carpet and decor, sash windows to front and side of room with far reaching views, access to en suite from here.

### En Suite Two

7'4" x 4'11" (2.25 x 1.5)

With white suite comprising of shower, WC and basin/vanity, tasteful grey wall tiles with contrasting feature floor tiles, downlighters and vertical chrome radiator.

### Bedroom Three

11'7" x 11'5" (3.55 x 3.5)

Another good size double bedroom with sash windows to front and side of room, feature light, neutral carpet and decor.

### Bedroom Four

10'11" x 7'4" (3.35 x 2.25)

Smaller double bedroom with sash window, downlighters, neutral carpet and decor.

### Family Bathroom

10'9" x 5'1" (3.3 x 1.55)

Spacious family bathroom with white suite consisting of bath, WC, basin/vanity, downlighters, feature floor tiles and grey wall tiles, vertical chrome radiator, window to side of property.

### Second Floor Landing

Compact second floor landing with neutral carpet and decor giving access to bedroom five.

### Bedroom Five

24'11" to 15'3" x 15'1" (7.6m to 4.65m x 4.6m)

Large "loft" bedroom with three Velux windows (front, side and rear) with fitted blinds providing lots of natural light, neutral carpet and decor, large storage area with further built-in cupboard housing Mega Flow water tank, and strong potential for the addition of a further en suite, subject to new owners wishes and usual permissions.

### Gardens

Beautiful established gardens of 3/4 of an acre, wrap around this substantial family home, with large paved porcelain patio to rear and side, leading down to expansive lawn garden areas, large storage shed to one corner, a lovely paved pergola area with sunken seating to side, all set in a private and peaceful setting with mature shrubs, plants and trees.

### Off Road Parking

A short driveway leads to the large off road parking area for several vehicles, with space and potential for a double garage or further outbuildings subject to the new owners wishes and usual permissions.

### Agents Note

Greenleaf work closely with qualified, trusted and competitive mortgage consultants and local solicitors, enabling clients the time-saving opportunity of keeping all aspects of buying and selling a property under one roof. For this service we receive a fee of between one and two hundred pounds per referral.

### Agents Note

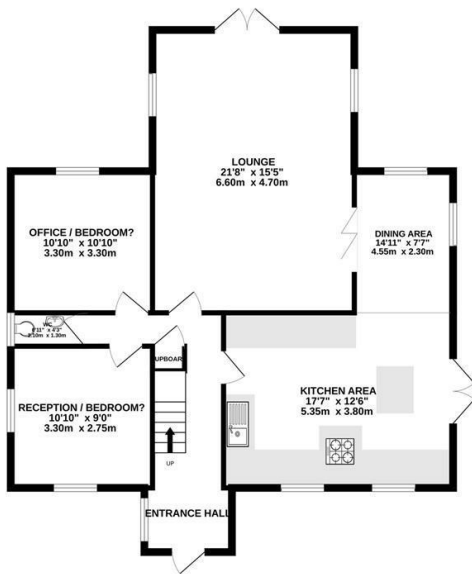
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Tel: 01634730672

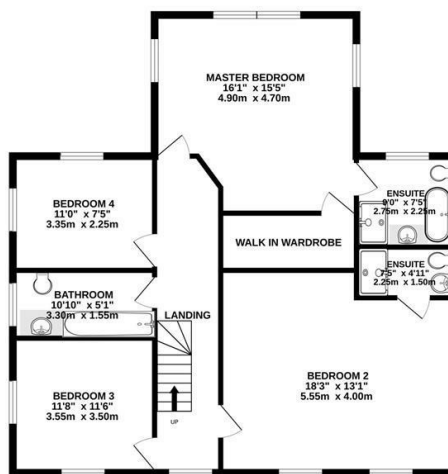




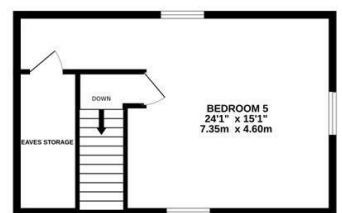
GROUND FLOOR  
1019 sq.ft. (94.6 sq.m.) approx.



1ST FLOOR  
986 sq.ft. (91.6 sq.m.) approx.

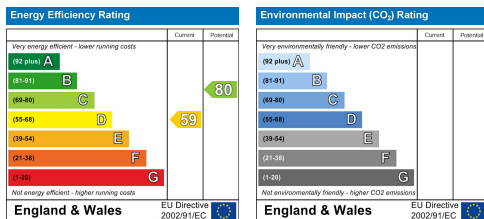


2ND FLOOR  
364 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA : 2369 sq.ft. (220.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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