



Price
£1,350,000

Freehold

6x  2x  3x 

**The Street, Hartlip,
Sittingbourne, Kent,
ME9**

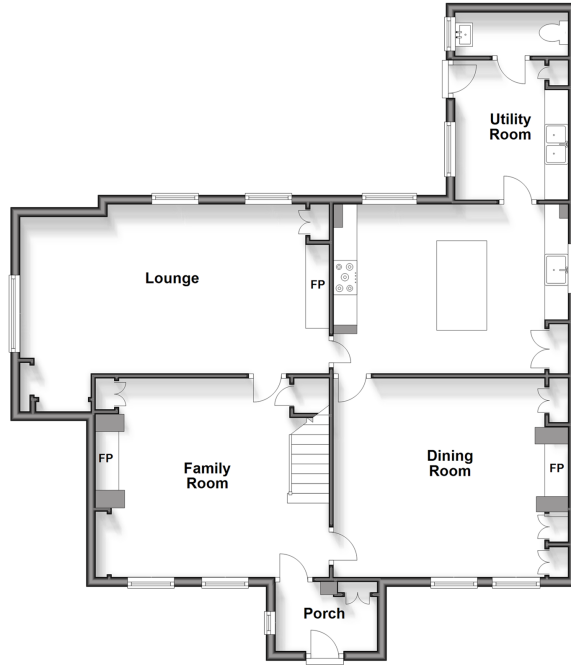
OVER 60?

Secure this property
for up to **59% less!**

Wards
Helping you move forwards

Ground Floor

Approx. 100.2 sq. metres (1078.1 sq. feet)



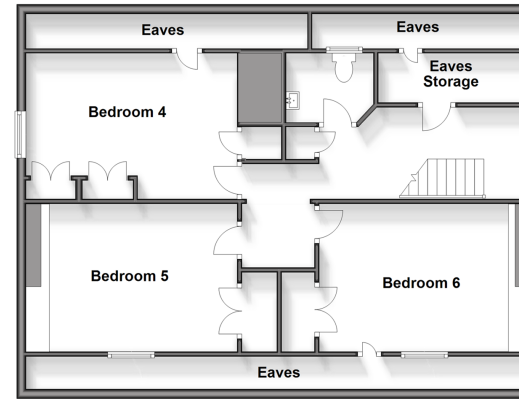
First Floor

Approx. 86.4 sq. metres (930.1 sq. feet)



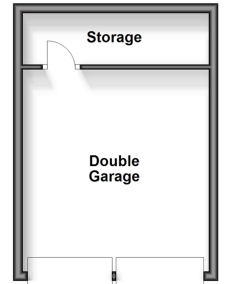
Second Floor

Approx. 85.2 sq. metres (917.0 sq. feet)



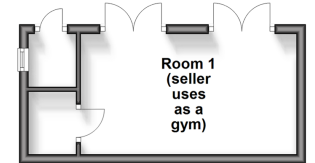
Outbuilding 2

Approx. 22.0 sq. metres (236.4 sq. feet)



Outbuilding

Approx. 14.6 sq. metres (157.3 sq. feet)



Accommodation

GROUND FLOOR

Porch
 Family Room : 16'3 x 13'7 (4.96m x 4.14m)
 Lounge: 20'3 x 11'8 (6.18m x 3.56m)
 Dining Room: 16'4 x 13'7 (4.98m x 4.14m)
 Kitchen/Breakfast Room : 14'0 x 11'9 (4.27m x 3.58m)
 Utility Room: 9'5 x 7'9 (2.87m x 2.36m)
 Downstairs Cloakroom

FIRST FLOOR

Landing
 Bedroom 1 : 14'4 x 13'7 (4.37m x 4.14m)
 En-Suite Shower Room
 Bedroom 2 : 14'0 x 11'9 (4.27m x 3.58m)
 Bedroom 3 : 14'8 x 8'7 (4.47m x 2.62m)
 Family Bathroom

SECOND FLOOR

Landing
 Bedroom 4 : 14'6 x 10'2 (4.42m x 3.10m)
 Bedroom 5 : 14'5 x 10'3 (4.40m x 3.13m)
 Bedroom 6 : 14'6 x 10'2 (4.42m x 3.10m)
 Separate Toilet

OUTBUILDING

Room 1/Gym

OUTBUILDING 2

Double Garage: 20'4 x 18'0 (6.20m x 5.49m)

OUTSIDE

Front Garden
 Rear Garden
 Front & Side Driveway
 Heated Swimming Pool



Main features

- A charming and superbly presented Grade II listed home
- Stunning re-fitted kitchen/breakfast room and matching utility room
- Versatile downstairs living space with beautiful period features throughout
- Set on an impressive 1.12 acre plot
- Heated swimming pool and double garage
- Sought after Hartlip village location



Nearest Schools

Primary Schools: Hartlip Endowed C of E Primary, Miers Court Primary, Riverside Primary
 Secondary Schools: Leigh Academy Rainham, Rainham School for Girls, The Howard School



Transport Information

Train Stations: Newington 1.4 miles, Rainham 1.8 miles, Sittingbourne 4.2 miles



Address

The Street, Hartlip, Sittingbourne, Kent, ME9



Directions

For directions to this property please contact us.



Call Rainham Branch 01634 373531 ■ wardsofkent.co.uk



■ If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease.

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