

OVER 60?

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



Price

£1,150,000

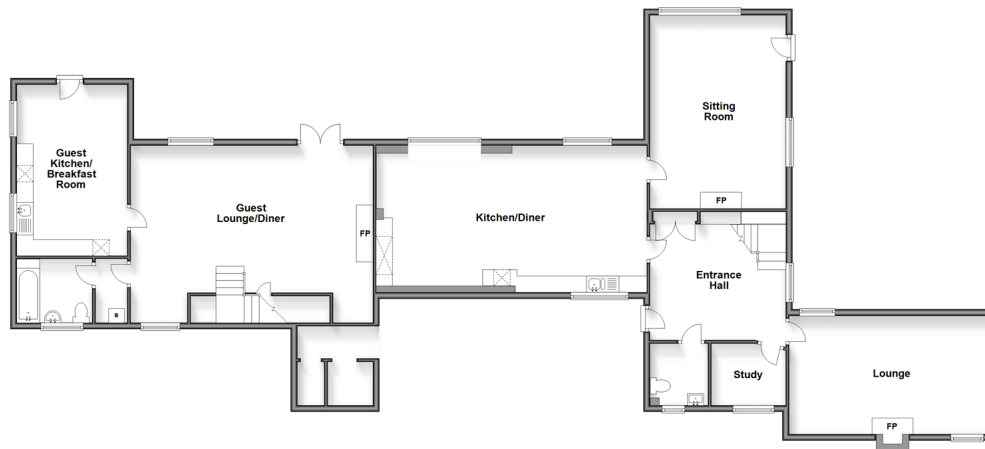
Freehold

5x  2x  2x 

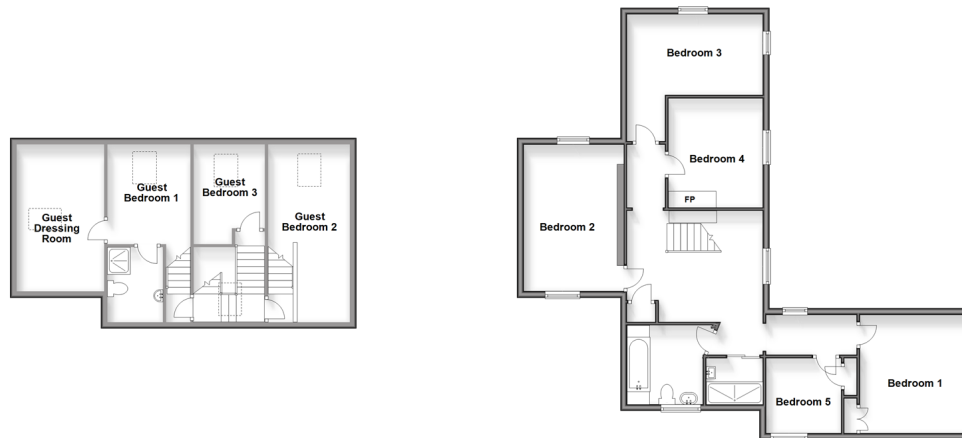
Poot Lane, Upchurch, Kent, ME9

Wards
Helping you move forwards

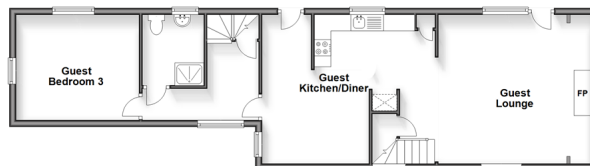
Split Level Ground Floor
Approx. 182.4 sq. metres (1962.9 sq. feet)



Split Level First Floor
Approx. 139.8 sq. metres (1504.9 sq. feet)



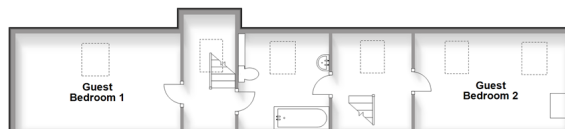
Outbuilding 1 Ground Floor
Approx. 70.4 sq. metres (757.9 sq. feet)



Outbuilding
Approx. 14.9 sq. metres (160.3 sq. feet)



Outbuilding 1 First Floor
Approx. 50.5 sq. metres (543.5 sq. feet)



Accommodation

SPLIT LEVEL GROUND FLOOR

Entrance Hall

Utility/Downstairs Cloakroom

Study: 6'9 x 5'9 (2.06m x 1.75m)

Lounge: 20'3 x 11'9 (6.18m x 3.58m)

Sitting Room: 19'4 x 12'9 (5.90m x 3.89m)

Kitchen/Diner: 20'4 x 14'7 (6.20m x 4.45m)

Guest Lounge/Diner: 23'7 x 17'8 (7.19m x 5.39m)

Guest Kitchen/Breakfast Room: 17'1 x 11'3 (5.21m x 3.43m)

Bathroom

SPLIT LEVEL FIRST FLOOR

Landing

Bedroom 1 : 11'9 x 10'9 (3.58m x 3.28m)

Bedroom 2: 14'7 x 9'9 (4.45m x 2.97m)

Bedroom 3 : 11'0 x 9'1 (3.36m x 2.77m)

Bedroom 4 : 7'7 x 7'0 (2.31m x 2.14m)

Bedroom 5 : 12'9 x 7'9 (3.89m x 2.36m)

Shower Room

Bathroom

Guest Bedroom 1 : 17'9 x 7'7 (5.41m x 2.31m)

En-Suite Shower Room

Guest Dressing Room: 17'7 x 16'1 (5.36m x 4.91m)

Guest Bedroom 2: 10'2 x 7'7 (3.10m x 2.31m)

Guest Bedroom 3 : 10'1 x 7'7 (3.08m x 2.31m)

OUTBUILDING 1 - GROUND FLOOR

Entrance Hall

Guest Kitchen/Diner: 17'2 x 14'9 (5.24m x 4.50m)

Guest Lounge: 15'3 x 15'2 (4.65m x 4.63m)

Guest Bedroom 3 : 12'3 x 10'7 (3.74m x 3.23m)

Shower Room

OUTBUILDING 1 - FIRST FLOOR

Landing

Guest Bedroom 1 : 16'4 x 9'7 (4.98m x 2.92m)

Guest Bedroom 2 : 16'2 x 9'4 (4.93m x 2.85m)

Bathroom: 9'5 x 8'3 (2.87m x 2.52m)

OUTBUILDING

Garage

OUTSIDE

Front Garden

Rear Garden

Side Garden

Driveway

Courtyard

Awaiting
photo

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photo



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Main features

- An impressive farmhouse that is a true one off and a forever home
- Generous 20ft lounge and 20ft open plan kitchen/diner
- Beautiful converted barns perfect for holiday lets or guests to stay
- Stunning quiet rural location
- Private and stunning rural areas



Nearest Schools

Primary Schools: Holywell Primary, Lower Halstow Primary, Riverside Primary 2.1 miles
Secondary Schools: Leigh Academy Rainham, Rainham Girls, The Howard School, Rainham Mark Grammar School



Transport Information

Train Stations: Rainham 2.3 miles, Newington 2.7 miles, Gillingham 4.1 miles



Address

Poot Lane, Upchurch, Kent, ME9



Directions

For directions to this property please contact us.

Awaiting photo



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 59% less, by purchasing a Lifetime Lease.



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