



**Guide Price**  
**£870,000**

**Freehold**

5x  2x  3x 

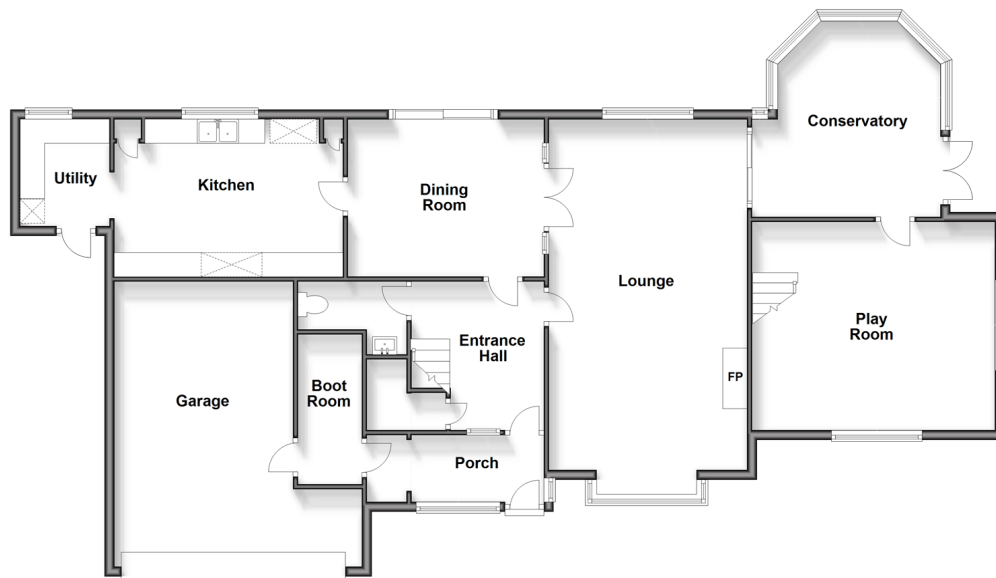
**Draysfield, Wormshill,  
Sittingbourne, Kent,  
ME9**

**OVER 60?**

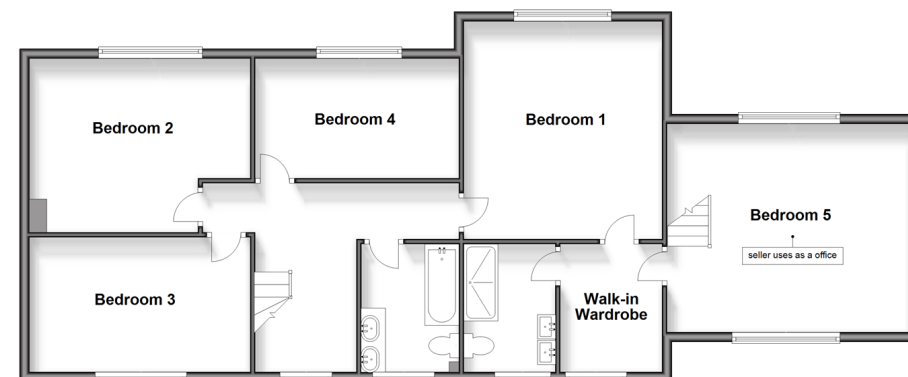
Secure this property  
for up to **59% less!**

*Wards*  
Helping you move forwards

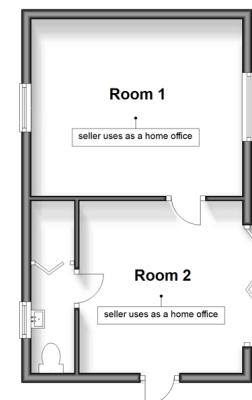
**Ground Floor**  
Approx. 147.7 sq. metres (1590.1 sq. feet)



**First Floor**  
Approx. 109.1 sq. metres (1174.8 sq. feet)



**Outbuilding**  
Approx. 31.6 sq. metres (340.6 sq. feet)



## Accommodation

### GROUND FLOOR

Porch  
Entrance Hall  
Boot Room  
Dining Room: 13'1 x 9'11 (3.99m x 3.02m)  
Kitchen: 15'4 x 9'11 (4.68m x 3.02m)  
Utility Room: 6'11 x 6'2 (2.11m x 1.88m)  
Lounge: 24'2 x 13'1 (7.37m x 3.99m)  
Play Room: 15'1 x 13'8 (4.60m x 4.17m)  
Conservatory: 12'6 x 12'6 (3.81m x 3.81m)

### FIRST FLOOR

Landing  
Bedroom 1: 14'11 x 13'1 (4.55m x 3.99m)  
Walk-In Wardrobe  
En-Suite Shower Room  
Bedroom 2: 12'11 x 10'1 (3.94m x 3.08m)  
Bedroom 3: 15'4 x 9'0 (4.68m x 2.75m)  
Bedroom 4: 13'4 x 8'1 (4.07m x 2.47m)  
Bedroom 5 (Office): 15'11 x 13'9 (4.85m x 4.19m)  
Bathroom

### OUTBUILDING

Room 1 (Home Office)  
Room 2 (Home Office)  
Cloakroom

### OUTSIDE

Front Garden  
Double Garage  
Off Road Parking  
Rear Garden





## Main features

- Beautifully presented with neutral decor throughout
- Stunning wrap around garden with a purpose build home office overlooking fields
- Highly sought after village location
- Double garage and plenty of off road parking
- Set in a quiet cul-de-sac with an amazing community spirit



### Nearest Schools

Primary Schools: Milstead and Frinsted C of E Primary 1.4 miles, Bredgar C of E Primary 1.8 miles, Tunstall C of E (Aided) Primary 2.8 miles. Secondary Schools: The Lenham School 3.1 miles, Fulston Manor School 3.7 miles, Highsted Grammar School 3.9 miles



### Transport Information

Train Stations: Harrietsham 4.1 miles, Hollingbourne 4.2 miles, Kemsley 5.6 miles



### Address

Draysfield, Wormshill, Sittingbourne, Kent, ME9



### Directions

For directions to this property please contact us.





Call Sittingbourne Branch 01795 427272 ■ [wardsofkent.co.uk](http://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.



12327715/20250129/TB/TB