



**Price**  
**£700,000**

**Freehold**

5x  1x  2x 

**The Street Wormshill,  
Sittingbourne, Kent,  
ME9**

**OVER 60?**

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

*Wards*  
Helping you move forwards

## Accommodation

### SPLIT LEVEL GROUND FLOOR

#### Hallway

Lounge: 14'2 x 13'9 (4.32m x 4.19m)

Kitchen: 14'2 x 9'0 (4.32m x 2.75m)

Dining Area: 8'8 x 8'5 (2.64m x 2.57m)

Family Room: 15'2 x 12'3 (4.63m x 3.74m)

Utility: 11'1 x 3'2 (3.38m x 0.97m)

Bathroom: 11'7 x 8'5 (3.53m x 2.57m)

### FIRST FLOOR

#### Landing

Bedroom 1: 12'2 x 10'6 (3.71m x 3.20m)

Bedroom 2 : 12'4 x 10'5 (3.76m x 3.18m)

Bedroom 3: 14'0 x 8'9 (4.27m x 2.67m)

Bedroom 4 : 14'0 x 11'9 (4.27m x 3.58m)

Bedroom 5: 8'5 x 8'2 (2.57m x 2.49m)

### OUTBUILDING

Garage: 33'3 x 17'4 (10.14m x 5.29m)

Outside Toilet

Store Room

### OUTSIDE

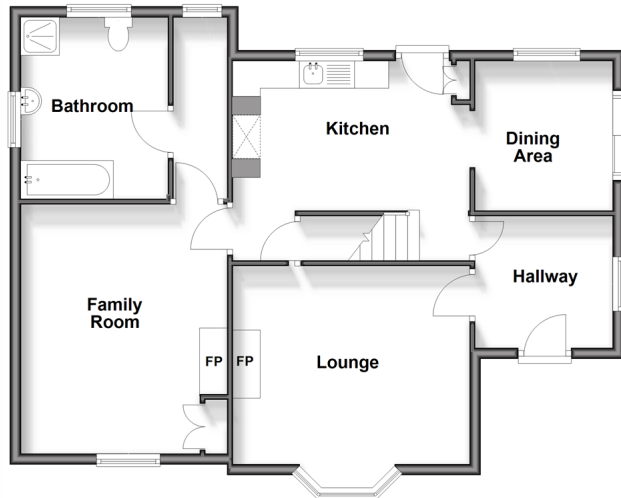
Front Garden

Wrap Around Garden

Off Road Parking

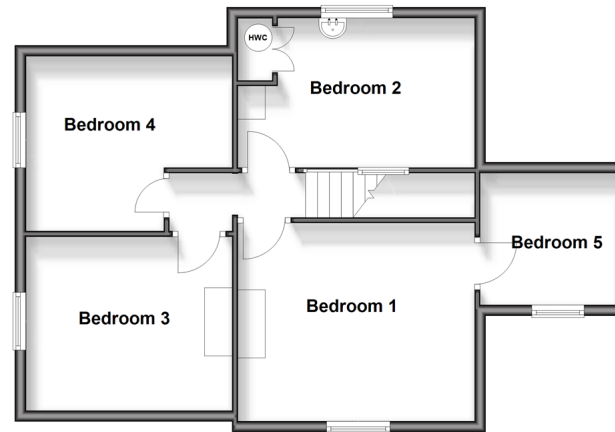
### Split Level Ground Floor

Approx. 63.9 sq. metres (687.5 sq. feet)



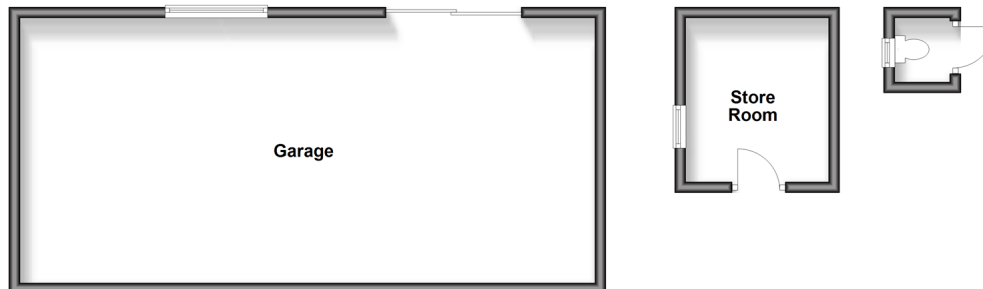
### First Floor

Approx. 63.1 sq. metres (679.3 sq. feet)



### Outbuilding

Approx. 59.9 sq. metres (644.2 sq. feet)





## Main features

- 5.98 acres of land
- Large double garage and off road parking
- Stunning wrap-around garden with adjoining land
- Set in an incredible location with beautiful views front and rear
- Rural area with brilliant community spirit, a short distance from Bearsted and Sittingbourne



### Nearest Schools

Primary Schools: Milstead and Frinsted C of E Primary 1.4 miles, Bredgar C of E Primary 1.7 miles, Tunstall C of E (Aided) Primary 2.8 miles  
Secondary Schools: Swadelands School 3.2 miles, Fulston Manor School 3.7 miles, Highsted Grammar School 3.8



### Transport Information

Train Stations: Harrietsham 2.9 miles, Hollingbourne 3.1 miles, Lenham 3.4 miles



### Address

The Street 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.



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