






QUEALY & CO

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T. (01795) 429 836 F. (01795) 426 828 E. sales@quealy.co.uk

Parsonage House School Lane, Newington, Sittingbourne,
Kent, ME9 7LB

Price £675,000






STUNNING GRADE II LISTED FAMILY HOME WITH AMPLE DRIVEWAY PARKING, DOUBLE GARAGE, SWIMMING POOL WITH POOL HOUSE & FOUR/FIVE BEDROOMS. Quealy & Co are delighted to present to the market this beautifully presented & flexible character home. The property comprises; entrance hallway, fitted kitchen/diner & utility room, family lounge with inglenook fireplace, a further family room and study along with a WC/cloakroom, the first floor boasts two good size bedrooms with en suites and there are a further two/three bedrooms on the top floor. Externally there is a well maintained enclosed rear garden with a heated swimming pool. Ideally located in the tranquil village of Newington within easy access to the M2/A249 and approximately 2 miles from Sittingbourne where there are high street shops, mainline railway station and schools for children of all ages. Newington village itself has many local amenities including shops, restaurants, hairdressers, a Primary school and a train station which is on the mainline route for central London. HELP TO BUY AVAILABLE AT £436,000.

To arrange a viewing please call 01795 429836



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Property Photos

£675,000






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Description

Porch

Kitchen/Diner 15'8" x 12'1"

Sitting Room 15'10" x 12'2"

Family Room 18'1" x 8'6"

Study 8'4" x 8'3"

Utility Room

WC/cloakroom

Master Bedroom 16'10" x 12'2"

En Suite

Bedroom 2 17'0" x 12'5"

En Suite

Bedroom 3 16'6" x 10'8"

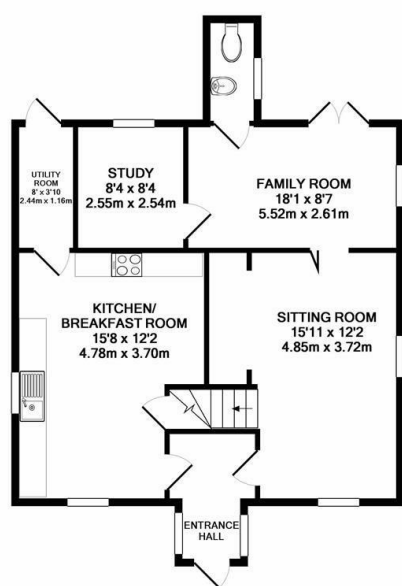
Bedroom 4 14'8" x 14'7"

Bedroom 5/Hobby Room 13'3" x 9'2"

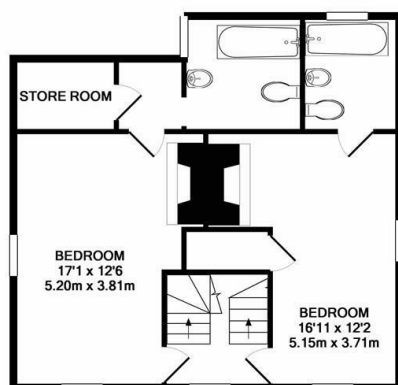
Double Garage

Driveway Parking

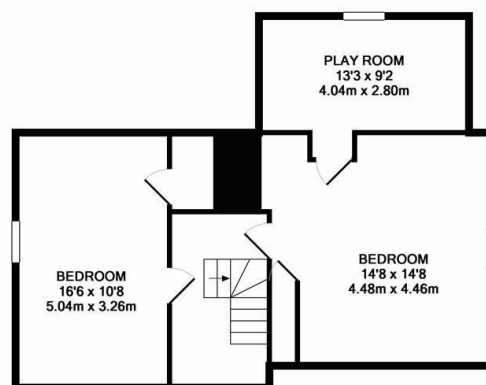
Floorplan



GROUND FLOOR
APPROX. FLOOR
AREA 617 SQ.FT.
(57.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 541 SQ.FT.
(50.3 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 546 SQ.FT.
(50.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1704 SQ.FT. (158.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC 		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC 		

Area Map



Viewing Notice

Strictly by appointment with Quealy and Co. When you want to view a property through us it helps to bear in mind the following: It might be necessary to take a flexible approach in the time arrangement of viewings. Sometimes a vendor will give us specific times only convenient to them. We do advise vendors that if they are serious about selling property they should be as flexible as possible.

Important Notice

In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Quealy.



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