

PRICE

OIEO

£750,000

Freehold



SUPERB GATED, RURAL HOME WITH ALL THE SPACE YOU COULD EVER NEED, STUNNING UNINTERRUPTED VIEWS TO REAR AND EVEN AN INDOOR SWIMMING POOL! THE PERFECT RETREAT TO WORK, REST AND PLAY!

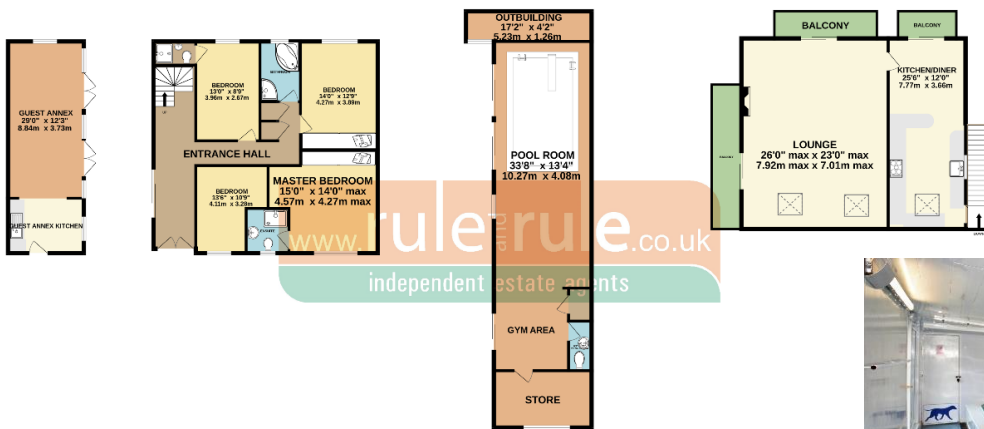
**Warden Road, Eastchurch
ME12 4HA**





GROUND FLOOR
1959 sq.ft. (182.0 sq.m.) approx.

1ST FLOOR
844 sq.ft. (78.5 sq.m.) approx.



See how to improve this property's energy efficiency.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	76 C
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA: 2803 sq.ft. (260.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Rule and Rule are delighted to be sole agents for this stunning detached house situated on a truly spacious and idyllic semi-rural plot affording fine uninterrupted views over open fields towards the Thames Estuary. This fine home will provide anyone with ample space to work, rest and play! The gated entrance leads to a huge frontage easily providing parking for 10+ vehicles, as well as a large lawn and rockery with ornamental pond. The front door leads onto a large, well-lit entrance hall whereby one can access all the main ground floor bedrooms with the master and second bedroom having their own en-suites, along with the modern family bathroom with its separate shower and corner bath. The first floor is all about the views! These can be enjoyed on three sides via brand new stainless steel and glass railed balconies. The spacious lounge has a wonderful open fireplace and no less than three balconies to enjoy those beautiful far-reaching views to rear. Adjacent to the lounge is a modern contemporary kitchen-diner with a plethora of quality built in appliances, including two separate ovens for the budding chef! To the rear is a lovely large lawn, along with a detached guest lodge, with its own kitchen and a second lodge containing the heated indoor swimming pool with hydrojets to create a current! Adjacent to the pool is a separate changing room and shower room with WC. There's even a space for a gym or office too, should you wish. Finally, there's a wonderful, secluded Indian sandstone paved barbecue patio area to relax in. We firmly believe this immaculate home is a once in a lifetime opportunity and one you simply cannot fail to fall in love with!

MONEY LAUNDERING REGULATIONS 2007: Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. THE PROPERTY MISDESCRIPTIONS ACT 1991 - Rule and Rule has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. Rule and Rule has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details