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OFFERS OVER
£800,000

Freehold



**IMPRESSIVE DETACHED HOUSE SITUATED IN A
RURAL LOCATION SURROUNDED BY MATURE TREES
AND WITH THE ADDED BENEFIT OF 2 TENNIS
COURTS!**

**First Avenue, Eastchurch
ME12 4JN**



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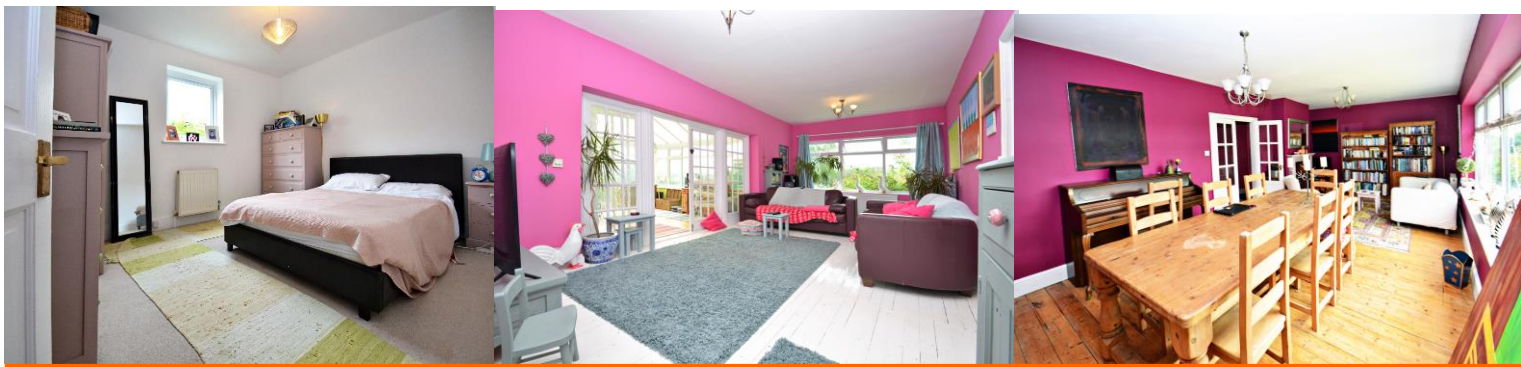
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ANYONE FOR TENNIS? Rule & Rule are delighted to offer this impressive, detached property set within approx 1.6 acres of land perfect for those wishing a quiet life in a semi-rural setting. The property is set back from the entrance gate with its large parking area, lawn and shrubbed area to the front. This property certainly delivers for outside space! As you enter, the entrance hall provides a welcoming space with all the ground floor accommodation accessed via the hallway. The quintessentially country style kitchen has its own Rayburn in addition to an electric double oven and hob and windows overlooking the extensive gardens. There's plenty of space for entertaining, with a formal dining area measuring some 23ft9 long! There are also, not 1, but 2 conservatories! The spacious lounge has a cosy feel, with the multifuel stove at the heart of the room, perfect for those chilly winter evenings. Finally, there's a double bedroom on the ground floor and a wc/shower room. Perfect if you have a multi - generational family or an older teenager. To the first floor are 3 double bedrooms, a further single plus the family bathroom. Outside, to rear is a wealth of potential. The obvious focal point being the two, professional tennis courts set to the rear of the plot, along with their own cabin/summer house having its own drainage and power supply too. This could easily be run as a small business or would be ideal for aspiring Wimbledon champions! The remaining grounds are extensive with large lawn areas and established fruit trees providing a quite private and secluded suntrap. The property is also being sold with the benefit of agreed planning for 18 static caravans, making this a great opportunity to grow a business from the start up stage. You can check the full details with Swale Borough Councils planning portal. reference application 22/503385/FULL. Eastchurch Village and its surrounding areas provide a classic village feel with its church, pubs/restaurants. gym, hairdressers and local primary school. So if you would like to view this stunning family home please do not hesitate to call Mark or Craig at the office. You won't be disappointed!



[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E		
21-38	F		34 F
1-20	G		

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 or 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 should be requested from the agents. Covenants may apply to this property.