

PRICE
£550,000

Freehold



**SPACIOUS 5 BED DETACHED AND EXTENDED
HOUSE SITUATED IN A SEMI RURAL
POSITION ON OUTSKIRTS OF VILLAGE. PLOT
OF APPROX 0.8 ACRES.**

**St. Georges Avenue,
Eastchurch, ME12 4DL**



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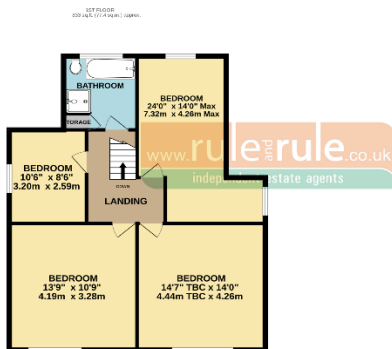
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TOTAL FLOOR AREA: 2762 sq.ft. (256.6 sq.m.) approx.

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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Welcome to 1-2 Stamford Villas, a rare and exciting opportunity to acquire a generously extended 5 bedroom detached home set in a semi-rural position on the edge of Eastchurch village, with its varied amenities just moments away.

This spacious property offers a wealth of accommodation, including an older oak-fitted kitchen and utility room, a separate lounge, two dining rooms (or one a perfect games room), and an integral garage on the ground floor. Upstairs, you'll find four double bedrooms and an en-suite, with a further attic bedroom measuring an impressive 15ft by 12ft. The home benefits from gas central heating and double glazing throughout, although it would now benefit from updating both inside and out — a perfect canvas for those with vision. Outside, the property sits on a generous plot of approximately three-quarters of an acre. The grounds include sweeping lawns, mature trees, and a swimming pool that's ready for refurbishment. There's ample parking to the front for several vehicles, and to the left of the house, a substantial area of land offers exciting potential for development, subject to the necessary consents.

Whether you're a family seeking space and tranquillity, or a developer looking for your next project, this is a truly unique opportunity.

For more information or to arrange your escorted viewing, contact Mark or Shannon today.

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 have 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.