



HAWKESFORD
JAMES



Wrens Road, Borden
Sittingbourne, Kent, ME9 8JE
price: £475,000 Freehold



Nestled in an enviable location on the outskirts of Borden village, this charming semi-detached chalet bungalow presents an idyllic retreat with captivating views of the surrounding countryside. Radiating a quintessential country cottage feel, this home boasts larger than average front and rear gardens, a garage, and ample off-road parking.

Stepping inside, an inviting atmosphere welcomes you into a double reception room anchored by a focal fireplace and complemented by stairs leading to the first floor. The kitchen/diner with dual aspect windows, showcases shaker-style cupboards, wooden work surfaces, and an exposed-brick feature wall, exuding rustic charm. Adjoining is a versatile double bedroom, offering French door access to the rear garden, adaptable for use as a secondary reception area if desired. A modern shower room completes the ground floor layout.

From the first-floor landing, you'll find two bedrooms, one featuring an open-plan en-suite with a luxurious roll-top bath.

Outside, the rear garden captivates with its expansive feel, accentuated by low-level fencing framing the panoramic countryside to the rear. The meticulously landscaped cottage garden boasts manicured borders with low-maintenance perennials and raised vegetable beds for homegrown delights. A spacious patio area provides an ideal setting for outdoor dining and entertaining against the backdrop of sunsets over the open fields.

The property benefits from double gates opening from the front drive, leading to the garage. This secure gated area would be ideal for storing a small motorhome or caravan.

Wrens Road provides a relaxed semi-rural lifestyle, while remaining conveniently accessible to Sittingbourne and neighbouring areas.



Outdoor enthusiasts will appreciate the numerous public footpaths weaving through the surrounding countryside, including a path from Wrens Road via fields to Borden church, where you will find a reputable pub/restaurant, a recreation ground with a sports pavilion, and Borden Nature Reserve. The village also offers a primary school with a pre-school facility. Another footpath leads from Hearts Delight Road through scenic orchards to Tunstall village or the Beauty of Bath pub in College Road.

Situated approximately 2.5 miles from Sittingbourne's town centre, residents benefit from proximity to shopping amenities, schools catering to all ages, and a mainline railway station. With Junction 5 of the M2 easily accessible, approximately 1.5 miles away, commuters enjoy convenient transport links. Presented with no forward chain, this property combines countryside charm with modern convenience, offering an irresistible opportunity for discerning buyers.

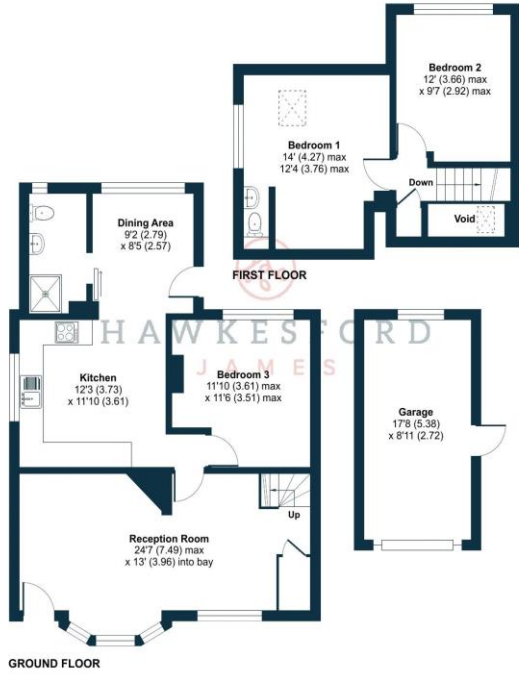
Features

- Semi-Detached Chalet Bungalow
- Three Double Bedrooms
- Kitchen/Diner
- Downstairs W.C
- En-suite Bathroom
- Country Garden & Beautiful Views
- Garage & Driveway
- No Forward Chain
- Council Tax Band: E
- EPC Rating: 65 | D



Wrens Road, ME9

Approximate Area = 1047 sq ft / 97.3 sq m
 Garage = 159 sq ft / 14.8 sq m
 Total = 1206 sq ft / 112 sq m
 For identification only - Not to scale



RICS Certified Property Measurer Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nikhcom 2024. Produced for Trevor Boweman Property Management Limited. REF: 1997325



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