



HAWKESFORD  
JAMES



## Grainey Field

Hartlip, Sittingbourne, Kent, ME9 7SR

price: £320,000 Freehold



Pleasantly situated in a quiet cul-de-sac in the highly sought-after village of Hartlip, this rarely available three-bedroom home is perfect for a growing family.

With picturesque views over neighbouring apple orchards, this well-regarded village is surrounded by the beautiful Kentish countryside. It offers a primary school, church, a welcoming village pub with restaurant and garden, and convenient connections to the neighbouring towns.

The deceptively spacious interior includes an entrance porch, a hall with potential for a study area, a lounge with French doors opening to the rear garden, a kitchen/diner, and a downstairs cloakroom. The first-floor landing leads to three bedrooms and a shower room.

Additional features include UPVC double glazing, gas-fired central heating via a recently installed combination boiler, ample storage cupboards, gardens at the front and rear, and no forward chain.

Hartlip's location offers convenient access to the nearby towns of Sittingbourne and Rainham, both just a short drive away. These towns provide additional amenities such as shopping facilities, restaurants, healthcare facilities, primary and secondary schools, and excellent transport links. Sittingbourne and Rainham both have mainline railway stations, making commuting to London straightforward and efficient.

The surrounding countryside is dotted with apple orchards and scenic walking trails, perfect for those who enjoy outdoor pursuits. With its blend of rural charm and accessibility, Hartlip truly offers the best of both worlds. Viewing is advised.



**Features:**

- Semi-Rural Village Location
- Three-Bedroom Terrace House
- Cul-de-sac Position
- Downstairs Cloakroom
- Kitchen/Diner
- Gas Fired Central Heating
- Front & Rear Gardens
- Council Tax Band: C
- EPC Rating: TBC
- Freehold

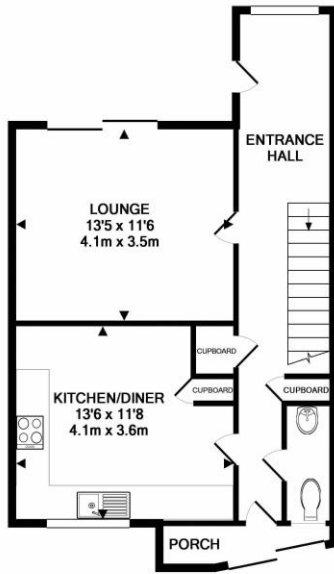
**Identification Checks:**

In compliance with Anti-Money Laundering Regulation (AML), it is imperative that we conduct thorough identification checks for every purchaser. These checks will be facilitated by a trusted third-party provider, incurring a fee of £30 including VAT per purchase. Please be advised that this fee is payable in advance and is non-refundable. Kindly note that we are unable to issue a memorandum of sale until these statutory obligations have been diligently met.

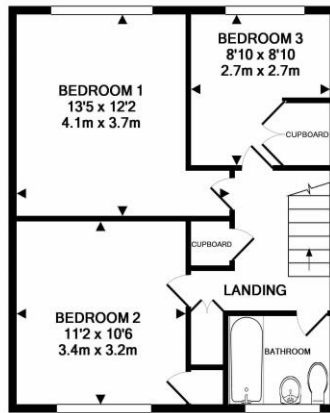
**Agents Note**

Under the terms of the Estate Agents Act 1979 the vendor of this property is a related to a member of staff.





GROUND FLOOR  
APPROX. FLOOR  
AREA 508 SQ.FT.  
(47.2 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 447 SQ.FT.  
(41.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 954 SQ.FT. (88.7 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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