



# HAWKESFORD JAMES



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**Playstool Road, Newington**  
Sittingbourne, Kent, ME9 7NE  
price: £450,000



Thoughtfully extended with contemporary family living in mind, this semi-detached home boasts a generously sized, sunny west-facing garden, a driveway for up to 4 vehicles, and an array of amenities in close proximity, making it a top choice for families.

Step through the door into a neutrally decorated interior, where a welcoming entrance hall sets the tone for the generous living space within. Two reception rooms, currently serving as a dining room and snug, overlook the front of the property, while an extension to the rear creates a captivating open-plan area overlooking the rear garden, the true heart of the home. Here, a modern fitted kitchen with an island/breakfast bar offers versatile space ideal for family gatherings or entertaining guests. A utility room and downstairs cloakroom add convenience to the ground floor layout.

Ascend to the first floor via the landing, where four bedrooms and a family bathroom await. The master bedroom enjoys the luxury of a Juliet balcony overlooking the rear garden, with views extending to open farmland beyond.

Outside, a raised decked area transitions seamlessly into the rear garden which is in excess of 90 Ft, and benefits from sun exposure throughout the day thanks to its westerly orientation. A garden cabin equipped with power and a dedicated internet connection (CAT6) provides an ideal workspace for working from home or a retreat for teenagers. Adjacent, a wooden shed offers practical garden storage. Gated access leads to the front of the property.

Situated in the sought-after village of Newington, Playstool Road offers convenient access to both Sittingbourne and Rainham, with their respective amenities and transport links. Despite being surrounded by picturesque open countryside, Newington is rich in amenities, including a -





mainline railway station, a well-regarded primary school, a charming public house, various dining options, a convenience store, doctors surgery, a pharmacy, and accessible bus routes, all within walking distance.

For families, a newly modernised recreation ground with floodlit basketball court, football pitch, sports pavilion, adult gym equipment, and community woodland is within a stone's throw of the property.

For commuters, Newington's excellent transportation options facilitate easy access to Canterbury and London, with rail connections to London Victoria and HS1 to St. Pancras International.

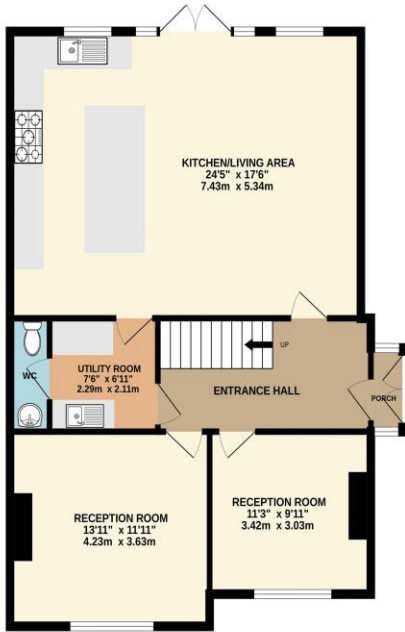
Beyond its practical advantages, Sittingbourne boasts a vibrant array of leisure amenities, including the Swallows Leisure Centre, the Avenue Theatre, a charming light railway, and a cinema and bowling complex, ensuring residents enjoy a diverse and fulfilling lifestyle.

### Features

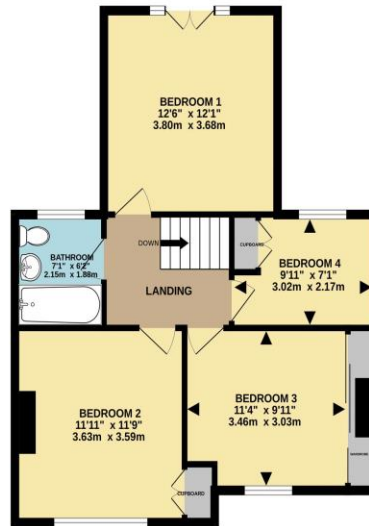
- Extended Semi-Detached House
- Four Bedrooms
- Two Reception Rooms & Kitchen/Living Room
- Utility Room
- Downstairs Cloakroom
- Generous Rear Garden
- Driveway Parking
- Council Tax Band: C
- EPC Rating: TBC
- Freehold



GROUND FLOOR  
879 sq.ft. (81.6 sq.m.) approx.

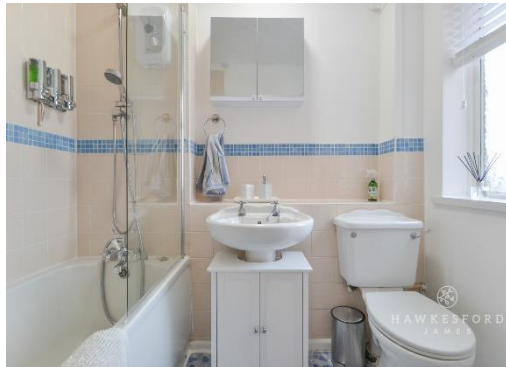


1ST FLOOR  
592 sq.ft. (55.0 sq.m.) approx.



TOTAL FLOOR AREA: 1471 sq.ft. (136.6 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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