



HAWKESFORD
JAMES



Stockers Hill

Rodmersham, Sittingbourne, Kent, ME9 0PH
price: £750,000 Freehold



Experience the epitome of semi-rural living in this stunning five-bedroom detached home, perfectly situated in the highly desirable village of Rodmersham, near Sittingbourne.

Boasting immaculate accommodation across three floors, this home is ideal for families seeking high-quality finishes, spacious interiors, and countryside views.

Upon entering, you're welcomed by an inviting entrance porch that opens into a spacious hall, featuring a staircase leading to both the upper and lower floors. The lounge is a cosy space with a charming bay window, a delightful fireplace with log burner, and an abundance of natural light thanks to its dual-aspect windows. The dining room is perfect for family meals and entertaining, offering tasteful decor and garden views. The kitchen/breakfast room is a chef's delight, equipped with modern appliances, generous counter space, and a breakfast bar for casual dining.

The first floor houses the master bedroom, complete with an en-suite shower room and a dressing room. Bedroom two is a generous double room with ample space for furnishings, while bedroom three is a offers a comfortable single with a built-in wardrobe. Bedroom four is ideal as a home office or a single bedroom. The family bathroom on this floor features modern fittings, including a bath with an overhead shower.

The lower ground floor features a guest bedroom with French doors opening to the rear garden, accompanied by a convenient shower room. A hallway connecting these spaces also provides access to the garden. Additionally, a oil tank and storage room accessed from the rear garden offers ample storage space.



The exterior of the property is equally captivating. A delightful terrace offers spectacular views across Highsted Valley, making it ideal for outdoor dining. Stairs descend to the well-maintained garden, which features a vast lawn, mature trees, and shrubs, creating a private outdoor retreat. An outdoor bar and barbecue area provide the perfect space for entertaining friends and family in sunny weather. The property also includes a double garage with ample space for vehicles and additional storage, complemented by a spacious driveway.

Throughout the house, the interior design is immaculate, featuring neutral tones and high-quality fixtures. Modern lighting fixtures and ample natural light enhance every room. Located in a desirable village setting, this home provides easy access to local amenities and transport links.

The village of Rodmersham, situated around 2.2 miles south of Sittingbourne, offers a popular primary school, a public house/restaurant, a village store/coffee shop, and a squash and fitness club. Tunstall Primary School is approximately 0.8 miles from the property, and Fulston Manor is around 1.4 miles by car or a mile on foot.

This beautiful home combines the charm of village living with the convenience of nearby amenities, making it perfect for those looking to enjoy the best of both worlds.

Features:

- Five-bedroom detached house
- Accommodation across three floors
- Two reception rooms
- Kitchen/breakfast room
- Study
- En-suite to master bedroom
- Double garage & driveway
- EPC rating: 47 | E
- Council tax band: F
- 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.







TOTAL FLOOR AREA: 2232 sq.ft. (207.4 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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