



SAXON SHORE
— ESTATE AGENTS —



Bogle Cottage Lynsted Lane, Sittingbourne, ME9 0EN

Offers in excess of £600,000

Introducing this charming four bedroom, detached cottage on Lynsted Lane in the popular village of Lynsted - a ten minute drive from Faversham and within walking distance of Teynham with its strong public transport links, shops and amenities. This spacious house boasts period charm with a wealth of original features and modern convenience, all rolled in to one.

Accommodation spans across two floors and comprises an entrance hall/boot room, a perfect place to remove your outdoor wear without making any mess in the home. A kitchen with a butler sink, Aga (gas, not solid fuel) and a large pantry, a spacious reception room with large open fire place and french doors that open onto the garden, a dining room/home office and a W/C to the ground floor.

Downstairs is a useful cellar, ideal for storage.

Cellar
11'0" x 9'8" (3.37 x 2.97)



Entrance Hall



WC



Kitchen
8'2" x 15'2" (2.5 x 4.64)



Dining Room
14'0" x 15'2" (4.27 x 4.64)



Living Room
20'0" x 10'9" (6.11 x 3.30)



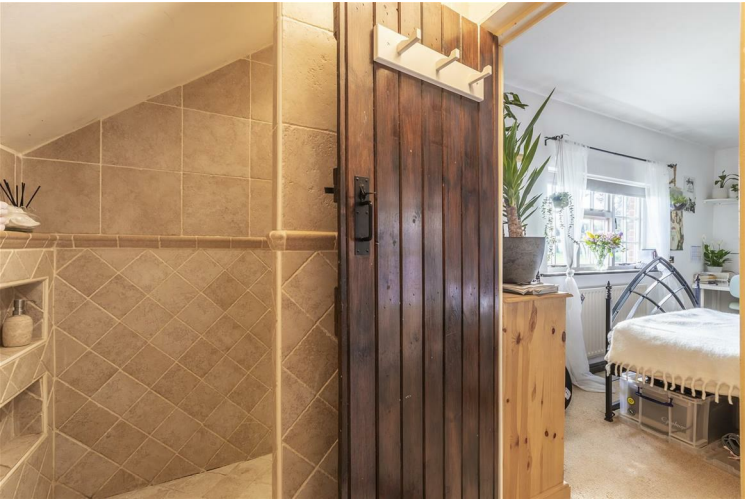
Reception Room
11'0" x 9'8" (3.37 x 2.97)



Bedroom 1
8'2" x 13'4" (2.5 x 4.08)



Ensuite
4'9" x 8'2" (1.46 x 2.49)



Bedroom 2
20'0" x 10'9" (6.11 x 3.30)



Bedroom 3
11'0" x 9'8" (3.37 x 2.97)



Bedroom 4
7'8" x 9'2" (2.35 x 2.8)





Bathroom

8'2" x 5'5" (2.5 x 1.66)



Summer House



Garage



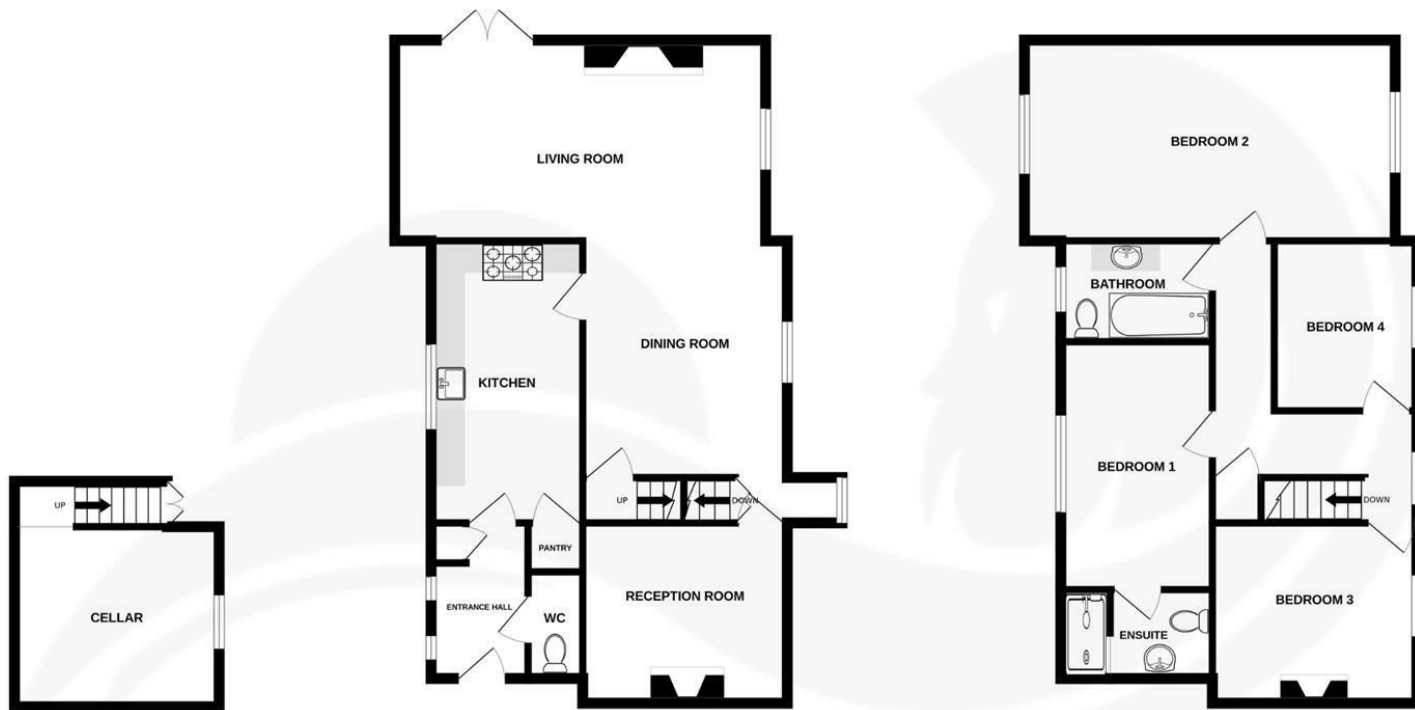
Garden



BASEMENT
11.9 sq.m. (128 sq.ft.) approx.

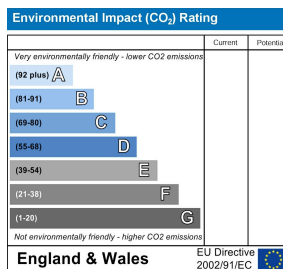
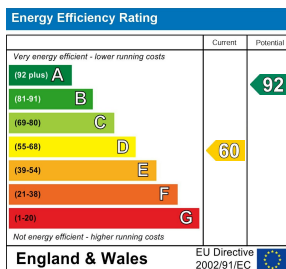
GROUND FLOOR
62.9 sq.m. (677 sq.ft.) approx.

1ST FLOOR
63.4 sq.m. (682 sq.ft.) approx.



TOTAL FLOOR AREA : 138.1 sq.m. (1487 sq.ft.) 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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