



£900,000

Plot 1 Greystones Bannister Hill, Borden, Sittingbourne, Kent, ME9 8HU

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HIGH SPECIFICATION Plot 1 Greystones is a spectacular 5 bedroom 4 bathroom family home in the highly sought-after village of Borden. This property features a tile hung and weather boarded exterior, leaded double glazed windows and stone window sills, as well as a bespoke, luxury interior.

Plot 1 Greystones

Spread over three floors, this extensive (approximately 2500sq ft) family home boasts 5 well sized bedrooms and 4 high specification bathrooms/shower rooms. At the heart of the home is the tremendously spacious kitchen/dining/family room, which leads out to a paved patio and turfed rear garden. Ideal for entertaining, the kitchen area benefits from a stylish contemporary kitchen with integrated NEFF appliances and stone work surfaces. Additionally, on the ground floor, the property has a large separate living room, utility and WC.

To the front of the property is a block paved driveway leading to the integral garage with EV charging point. Additionally, there is allocated visitor parking for each house.

LOCALITY

Greystones is located in the charming historic village of Borden, with its distinctive Grade I listed medieval church, the Maypole Inn, an 18th century pub, as well as a nature reserve, local primary school and playing fields. The village sits a couple of miles north of the Kent Downs Area of Outstanding Natural Beauty and is surrounded by beautiful countryside, as well as, several quaint villages with a wide selection of pubs and walks.

TRAVEL & COMMUTING

Greystones is suitable for commuters, with Sittingbourne Station offering direct services to London Bridge and London St Pancras (57 minutes), as well as to, London Victoria (63 minutes). Furthermore, Kemsley Station, Newington station and Rainham Station are all readily accessible. Slightly further afield, Ebbsfleet International boasts an 18 minute service to St Pancras.

The development also benefits from excellent connectivity via the A2, A249 and M2. This facilitates travel to Faversham, Canterbury, Maidstone and the Medway Towns.

LEISURE & AMENITIES

The historic town of Sittingbourne has excellent facilities and is convenient for shopping, with a Morrisons, Sainsbury's, Aldi and Asda readily accessible. The Light Sittingbourne, boasts a cinema, bowling, arcade, events and dining facilities. For those looking for something a little different, both Faversham and Canterbury also offer exciting array of independent boutiques, high street favourites, coffee shops, bars, and restaurants.

There is a plethora of natural beauty in the locality, Milton Creek Country Park offers a 52 ha mosaic of meadow, scrub and aquatic habitats, and is home to hundreds of animal species, with much to be enjoyed by humans too. Other picturesque locations include Queendown Warren Nature Reserve, Halstow and Stangate Creeks, as well as Doddington Place Gardens.

For those trying to keep active there are a number of gyms in

the locality including

Tonics Fitness Centre and Reynolds Fitness Spa. Whilst for the keen golfers, Sittingbourne Milton Regis is only a short drive away. Other local courses include Upchurch River Valley Golf Course, Faversham Golf Club, and Bearsted Golf Club.

There is a diverse range of activities around the development, with the Bredgar and Wormshill Light Railway being readily accessible. For those who enjoy something more historic, the 18th century Belmont House, and Leeds Castle with its impressive history, maze and grotto, falconry and birds of prey centre have plenty to offer.

Alternatively the Avenue Theatre offers musicals, plays and tribute shows. While the Swale Media Arts Centre boasts art exhibitions, workshops and events.

HEALTHCARE

There are several local GP practices in Sittingbourne, plus the Memorial Hospital Sittingbourne.

SCHOOLING

There is a wide range of local schools in the area, with a Church of England Primary School in the village and Tunstall Primary School nearby. Sittingbourne also has a number of schools, including Highsted Grammar School, Sittingbourne School and Fulston Manor School. Local Independent schools include Kings School Rochester, Sutton Valance School, King School Canterbury, St Edmunds Canterbury and Kent College Canterbury.

Photography

Internal images are of the same house type on the development.

Disclaimer

We are sales and marketing agents for new homes. Whilst we endeavour to ensure our sales details/adverts/on-line representations etc. are both accurate and a true reflection of the development or individual property being marketed, certain information is provided from the outset to us by our developer client and we are reliant upon the same. Therefore, we recommend that if any items/points are of particular importance please raise these with the sales team so that confirmation or verification can be sought from our developer client. Please also be aware that floor plans are a visual guide to show where rooms are situated within the property and all measurements given are approximate. Some floor plans indicate location of where wardrobes, beds, furniture etc. may be placed and unless separately stated do not form part of the specification. Our developer client may amend the specification or make changes to the layouts during the build up until the property is complete. Whilst we aim to keep our marketing material as up to date as possible, we may not always be immediately aware of these changes if we have not been updated by our developer client.