



Munsgore Lane, Sittingbourne,

We at Lamborn Hill are delighted to be the marketing agent for this charming cottage which is located in the village of Borden. This idyllic cottage offers far more than first impressions may make you believe. The ground floor accommodation comprises the entrance porch, lounge, dining room, cloakroom and kitchen breakfast room. On the first floor there are three bedrooms, all double in size and a well fitted bathroom with separate shower and the feature 'ball and claw' bath. From the landing, stairs lead to the master bedroom, which really is very comfortable. It comes complete with its own dressing area or somewhere to just 'hide away' and benefits from both front and rear aspects with views over the surrounding countryside. Lastly, the bedroom comes complete with an en-suite shower room, which is in keeping with the style of the property. Externally, there is a good size rear garden and a very useful summer house with storage that could be used as a place of work or a hobby room. To the front there is an off road parking space for one car and further parking is available on the road. This cottage is situated down a picturesque country lane with 2 restaurants within 5 minutes walk away and the local pub a short drive or a short pleasant walk along the local walking routes. Links with the A249 and A2 are also less than 5 minutes away. This really is an exceptional property and demands your immediate attention. To view please call the office, where we would be delighted to get your viewing appointment arranged.

Offers Over £375,000

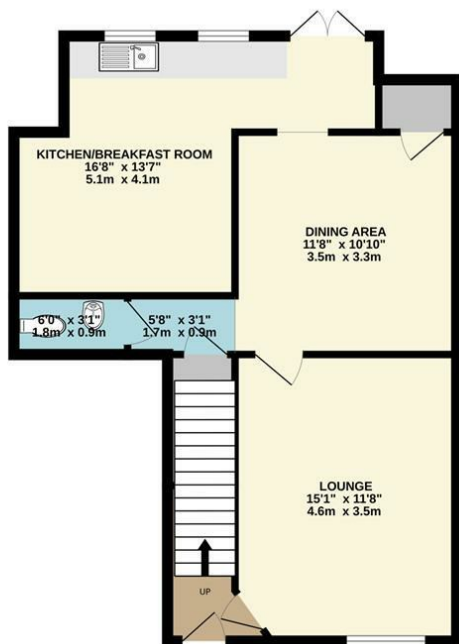
- Stunning Four Bedroom Cottage
- Located In country lane within Borden Village
- Lounge and Dining Room
- Kitchen Breakfast Room
- Downstairs Cloakroom
- En-Suite Shower Room to the Master Bedroom
- Dressing Area within the Master Bedroom
- Freehold
- EPC Rating - F (31)
- Council Tax Band - D



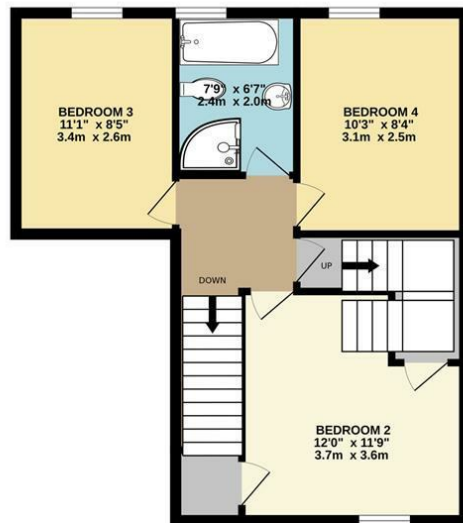


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

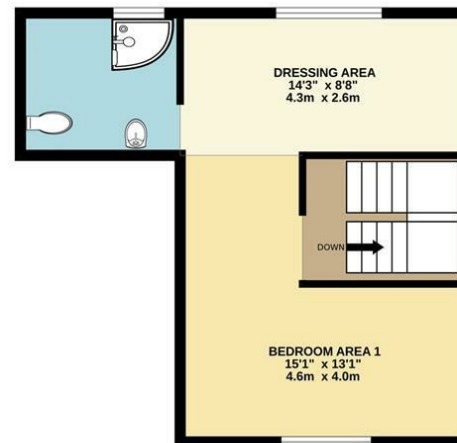
GROUND FLOOR
595 sq.ft. (55.3 sq.m.) approx.



1ST FLOOR
503 sq.ft. (46.7 sq.m.) approx.



2ND FLOOR
405 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA : 1503 sq.ft. (139.7 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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