



Wadham Place, Sittingbourne
Offers Over £415,000

Key Features

- Detached Three Bedroom House
- Some Kitchen Appliances, Curtains and Light Fittings Included
- Beautiful Secluded Garden
- Three Good Sized Bedrooms
- Conservatory - Useable year round
- Stovax Multi-Fuel Wood Burner
- Well Presented Throughout
- Superb Location
- EPC Awaited
- Council Tax Band D

Property Summary

Welcome to this inviting detached three-bedroom home in a peaceful Sittingbourne setting, offering the ideal combination of modern style and homely comfort.



Property Overview

Step inside to find a bright and well-presented interior, where three generously sized bedrooms offer flexibility for family life, guests, or even home working. The heart of the home features a warm and welcoming lounge complete with a classic log burner – perfect for relaxing evenings together. One of the highlights of this property is the conservatory, providing a year-round living space that connects beautifully with the garden – ideal for quiet mornings, weekend gatherings, or simply enjoying a peaceful outlook whatever the weather. The secluded garden is a real sanctuary, meticulously cared for and offering a lovely balance of space for entertaining, play, and private relaxation. Thoughtfully designed and tastefully decorated throughout, this home also benefits from a superb location. Local amenities, schools, and convenient transport links are all within easy reach, making daily routines simple and stress-free. With its welcoming layout, versatile living spaces, and calm surroundings, this property offers a wonderful lifestyle opportunity for those looking for a home that adapts with them.

About The Area

Wadham Place is situated in a community-oriented area that offers a blend of convenience and comfort, making it particularly appealing for families and individuals seeking a supportive environment. The vicinity provides a range of essential amenities, including local shops, supermarkets, and healthcare facilities, ensuring that daily necessities are within easy reach. The nearby town centre of Sittingbourne offers additional retail options, dining establishments, and leisure activities, catering to diverse preferences. Families will appreciate the proximity to several educational institutions, encompassing primary and secondary schools. This accessibility facilitates a straightforward commute for students and contributes to a family-friendly atmosphere in the neighbourhood. Wadham Place benefits from strong transport connections. Sittingbourne railway station is located approximately 1.5 miles away, offering regular services to London and other major destinations, which is advantageous for commuters. Additionally, the area is well-served by local bus routes and has convenient access to major roadways, facilitating travel by car. The area is characterized by a supportive community atmosphere, with various local events and activities that encourage neighbourly interaction. Green spaces and recreational facilities are also accessible, providing opportunities for outdoor activities and family outings. In summary, Wadham Place offers a balanced lifestyle, combining the tranquillity of a close-knit community with the convenience of modern amenities and excellent connectivity.



Hallway

- Terracotta
- Tiling Access To Lounge, Kitchen, W/C
- Brass Light Switches & Brass Lamp Shades
- Large Double Radiator
- Under Stair Cupboard

Lounge

16'1 x 10'6

- Large UPVC Double glazed Tilted Window
- Stovax Multi-Fuel Wood Burner
- Hard Wood Flooring
- High ceilings
- Decorated to a High Standard

Kitchen

15'3 x 10'6

- All Appliances Included
- Plenty Of Counter Top Space
- Hardwood Flooring
- Easy Access To The Conservatory
- Plenty Of Cupboard Space



Conservatory

10'6 x 9'6

- Useable Year Round
- Insulated Roof
- Views of The Secluded Garden

W/C

- Sink & Toilet
- Large Ceramic Tiles
- Hard Wood Floor

Bedroom One

15'7 x 10'6

- Large Double Bedroom
- Parallel Tilting windows creating a cool Breeze During the Summer
- Beautifully Decorated Fitted Wardrobes

Bedroom Two

10'10 x 8'6

- Double Room
- Fitted Wardrobes
- Presented to High Standard

Landing

- Flooded With Natural Light From Huge Window
- Carpet
- Access to Bedroom One, Two, Three & Bathroom.

Bedroom Three

8'10 x 6'11

- Exceptionally Spaced Bedroom
- Built In Wardrobe
- Superb Bedroom Or office

Bathroom

8'2 x 5'3

- Three Piece Suite
- Beautifully Presented

Garage

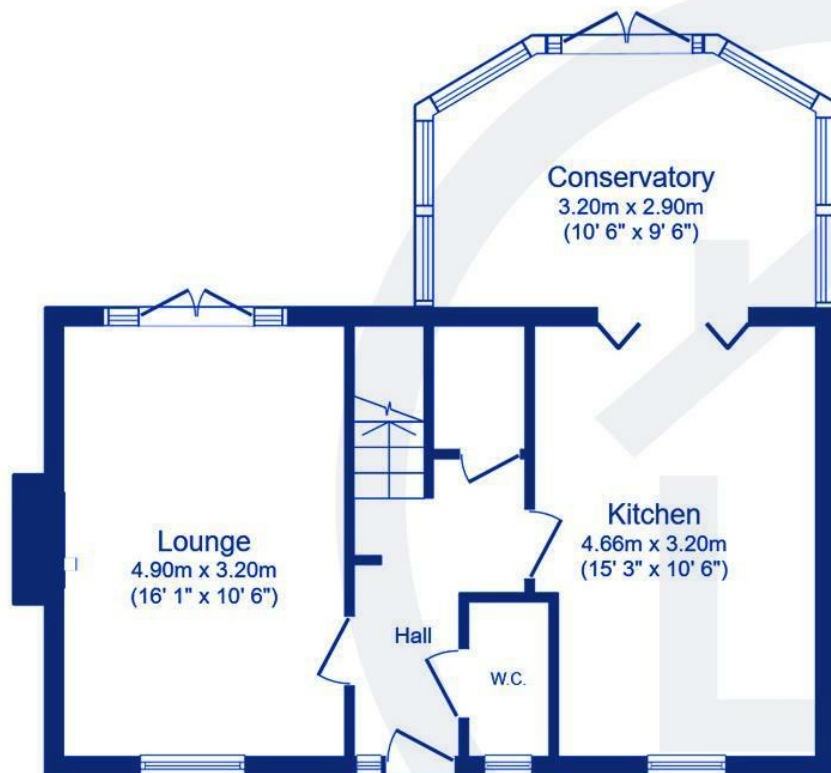
About LambornHill

Our agency has grown steadily over the years, built on a foundation of recommendations, reputation, and respect.

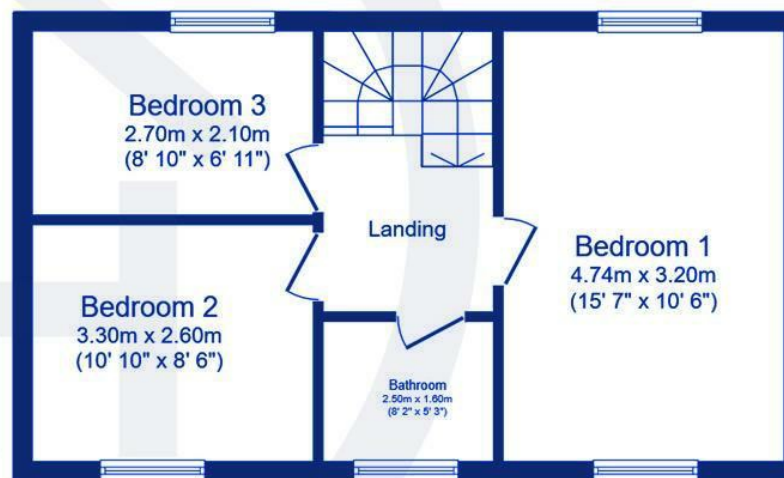
Since 2009, we have been helping buyers, sellers, landlords, and tenants navigate the property market in Sittingbourne and the wider Swale area. Our experienced team is dedicated to providing expert advice, tailored solutions, and a seamless property journey. With a strong local reputation built on trust and results, we are here to make your next move a success. Contact us today and experience the LambornHill difference.

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Ground Floor



First Floor

Total floor area 96.8 m² (1,042 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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		
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Lamborn & Hill have produced these details in good faith and believe they provide a fair and accurate description of the property being marketed. Following inspection and prior to financial commitment prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries, relating to specific points of importance for example condition of items, permissions, approvals and regulations. The accuracy of these details are not guaranteed and they do not form part of any contract.

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