



FOUNDATION

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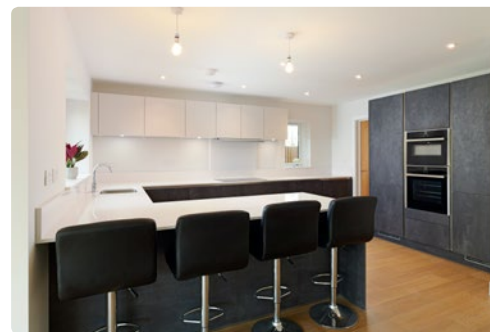
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3 Greystones, Bannister Hill, Borden, ME9 8HU

5 BEDROOMS | 4 BATHROOMS | 2 RECEPTIONS

Freehold



## 3 Greystones, Bannister Hill, Borden, ME9 8HU

- Last Remaining House
- Attractive & Traditionally Styled Detached House
- Newly Built To A Particularly High Standard
- Stunning Kitchen/Dining Family Room
- Five Bedrooms - Four Bathrooms
- Substantial Accommodation Over Three Floors
- Extremely Sought After Village Location
- No Chain

### SITUATION:

The beautiful, ancient village of Borden is centred around a Grade I Listed church which dates back to 1210 AD.

There is also a primary school (rated as outstanding), a large recreation ground, the popular Maypole Inn and enjoys direct access to the surrounding countryside.

The highly respected Highsted, Borden and Fulston Manor grammar and secondary schools are close by, whilst nearby Sittingbourne offers a range of shopping, leisure and recreational amenities, including swimming pool and various golf courses nearby.

The town has a mainline railway station with a regular connection to London Victoria in approx. one hour. The village is also conveniently located in between Canterbury, Maidstone and Medway.

The village of Teynham is approx. 3 miles away. It benefits from having a local train station offering routes through to London and the coast.

The surrounding countryside is mainly fruit orchards and it is close to the hamlet of Conyer, which has its own Quay. The village benefits from many local shops and a library.



#### DESCRIPTION:

The exclusive development of just four, substantial detached homes (1 Remaining), situated in a particularly secluded setting, in the highly sought-after village of Borden.

The properties combine attractive, traditionally styled exteriors, with features such as tile hung and weatherboarded façades, leaded double glazed windows and stone window sills, with bespoke, luxury interiors.

Eco-friendly features, such as under floor heating and air source heat pumps ensure these homes also offer energy efficiency.

The accommodation comprises approximately 2500 sq. ft of beautifully appointed accommodation, spread over three floors, including five generously proportioned bedrooms (with an en-suite and dressing area to the main bedroom) and three further bathrooms.



#### OUTSIDE

On the ground floor, there is an entrance hall leading to a large living room, a magnificent open plan kitchen/dining/family room, plus a utility and cloakroom.

Features of note include: contemporary kitchens with a mix of white and grey fitted units, stone work surfaces, integrated NEFF appliances and stone topped breakfast bars, high specification bathrooms with ceramic tiled floors and half-tiled walls, oak internal doors, oak laminate flooring on the ground floor and carpeting on the first and second floors.

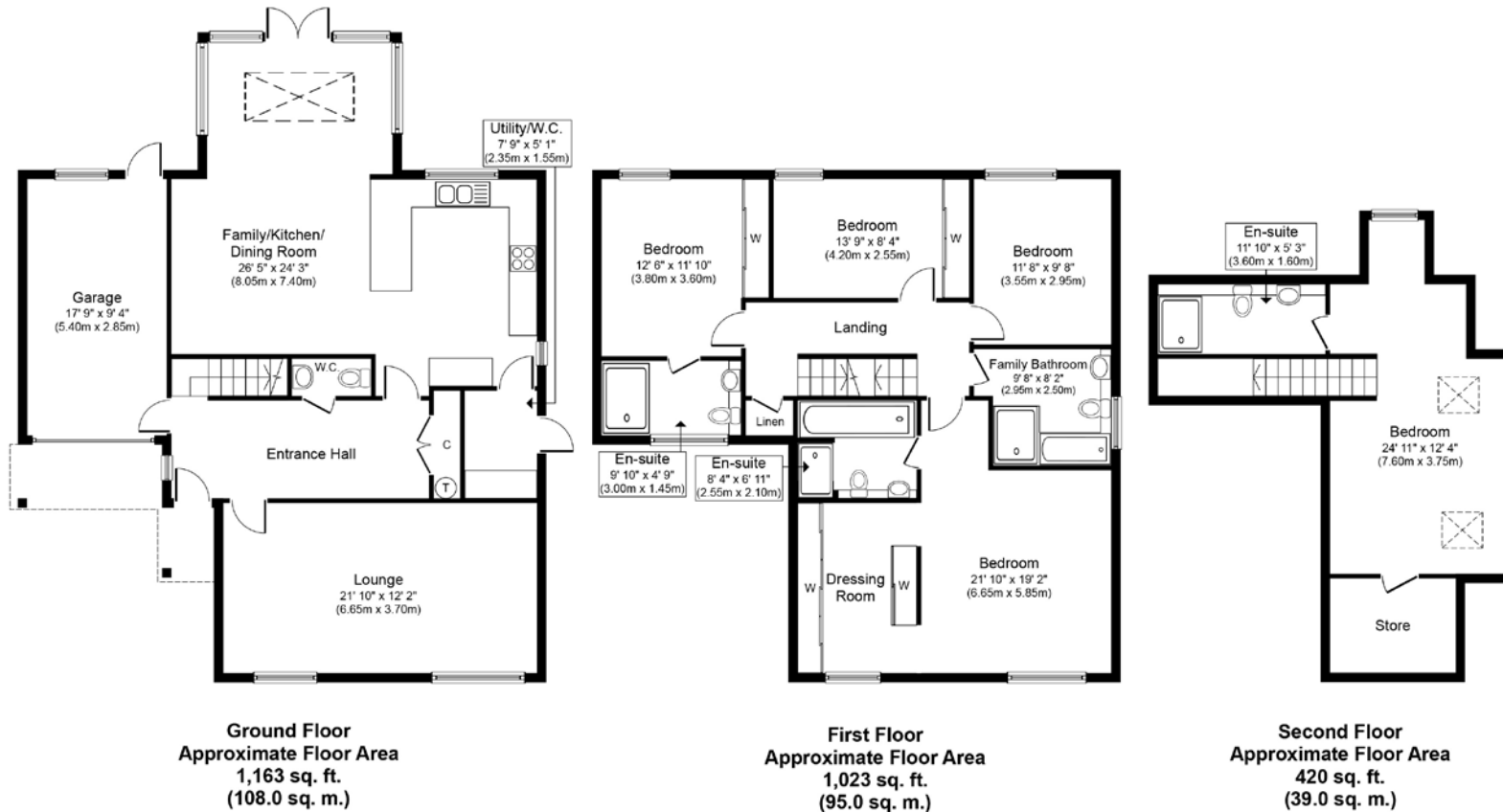
A block paved driveway provides parking and leads to an integral garage with an EV charger point. There is also allocated visitor parking bays for each house. The front and rear gardens are laid to lawn and fenced.

There is an indian sandstone patio area leading from the bifold doors in the open plan Kitchen / diner / family room.

The Air Source Heat Pump is also found in the rear garden along with space for a shed which has cabling in place for an electric supply to this.







Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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TOTAL FLOOR AREA: 2606 sq. ft (242 sq. m)



EPC RATING: B



COUNCIL TAX BAND:  
TBC



GENERAL INFORMATION  
AIR SOURCE HEAT PUMP HEATING

Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD

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