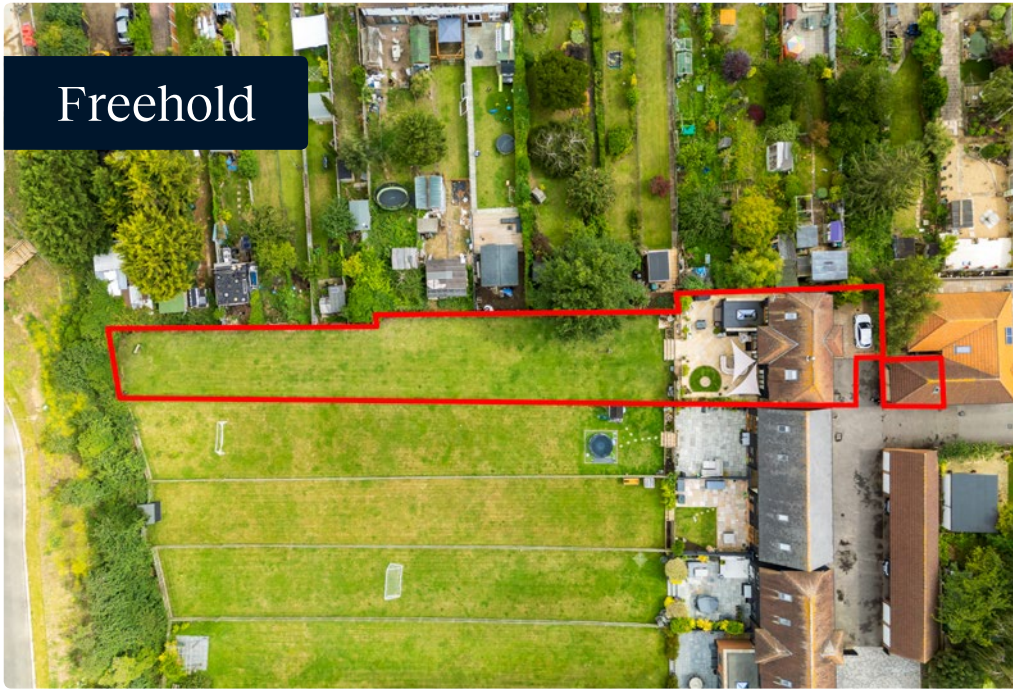




1 Copper House Farm, Station Road, Rainham ME8 7UQ

5 BEDROOMS | 2 BATHROOMS | 2 RECEPTIONS

Freehold



## 1 Copper House Farm, Station Road, Rainham ME8 7UQ

- Striking Barn Style Detached Residence
- Creatively Extended & Artistic Interior Design
- Over 2300 Sq.Ft Of Well Presented Accommodation
- High Specification Finish & Fine Décor
- Kitchen Breakfast Room & Utility
- Two Receptions One With Wood Burning Stove
- Five Double Bedrooms & Large Dressing Room
- Ten Minute Walk To Rainham Station With HS Links



### SITUATION:

Copper House Farm is conveniently situated in a semi-rural location in Rainham, adjacent to the Riverside country park which is home to cycle paths nature walks and a well-equipped play area for children.

Rainham train station and town centre is less than a ten minute walk away and offers excellent links into London in less than an hour. Rainham town offers a variety of shopping including several supermarkets, cafes, and restaurants.

Gillingham is the next neighbouring town closest to the Black House it has an ice rink, ski centre and the lovely Capstone Park home to nature and pondlife. The popular Hempstead Valley shopping centre offers an array of high street shops including a Marks and Spencer's and several eateries.

Chatham dockyard is just three miles away and draws visitors from all over the world, it

has now extended to offer an array of bars, restaurants, and outlet shopping alongside the elegant marina.

Rochester is just five miles from lower Rainham road and is a historic town known for Charles Dickens, it has a Cathedral that was founded in 604 which holds many festivities including the annual Christmas markets. The high street is steeped in history and has an array of quaint little cafes, independent retailers, and antique shops.

The Medway towns have a good selection of primary, secondary and private schools including Kings school in Rochester which is the second oldest school in the world.

Rail links from Rainham and Gillingham provide excellent connection with the city in under an hour as well as great accessibility to Kents coast, getting you into Whitstable in less than 30 minutes.



DESCRIPTION:

A creatively extended detached barn style residence occupying a generous 0.32 acre plot and situated in a semi-rural location in the popular Medway town of Rainham.

Number One Copper House Farm is the largest of six properties built in 2007 as part of a small and exclusive gated development. The current owners have an eye for interior design and have artistically enhanced and extended the property, there is now a generous 2300 sq.ft of well-presented accommodation set over three extraordinarily beautiful floors.

Extensive glazing, natural materials, fine decor and a high specification finish flourishes throughout and balances with modern conveniences and many energy efficient features. Every effort has been made to ensure the property runs economically with high levels of insulation, underfloor heating laid throughout and a contemporary wood burning stove.

The weatherboard facade complements the oak effect framed windows, and the front door opens into a spacious entrance hall flooded with light from the full-length windows.

The layout has been thoughtfully designed with clear division for dining relaxing and cooking, yet the space feels open, well connected and particularly sociable.

The dual aspect kitchen breakfast room forms part of the extension and has an array of recently fitted units and large central island finished with rich granite work surfaces, metro style tiles and brushed brass handles. Many appliances are integrated which include an induction hob, a double AEG oven, dishwasher and twin butler sink. Bi-fold doors lead to the patio whilst the space is further enhanced with a separate utility room finished with the same high quality granite worktops.

The dining room has herringbone parquet wood flooring and French doors leading to the sun terrace, whilst a glass block wall borrows additional light from the sitting room adjacent. Here one will find bold decor, a contemporary wood burning stove and a further set of French doors.

The entrance hall with coat closet and quirky cloakroom has an open staircase which ascends to a large central landing which leads to a well-appointed recently installed family bathroom comprising of bathtub and separate shower and four double bedrooms. The two larger rooms both have doors which open onto the views of the 250ft rear garden, the principal bedroom benefits from a luxury en-suite bathroom and an upstairs dressing room/study. The second floor is the perfect abode for a teenager being the largest of all the rooms, with a walk in dressing area and plenty of space for studying and relaxing.







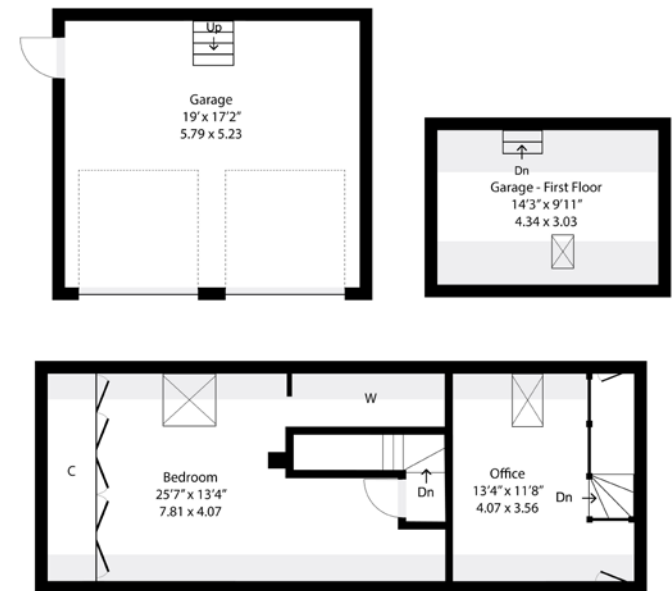
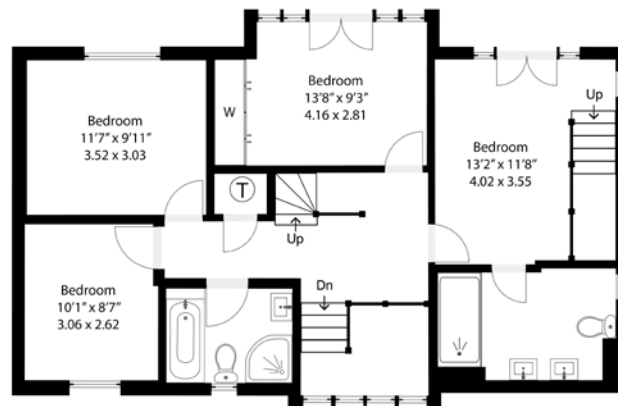
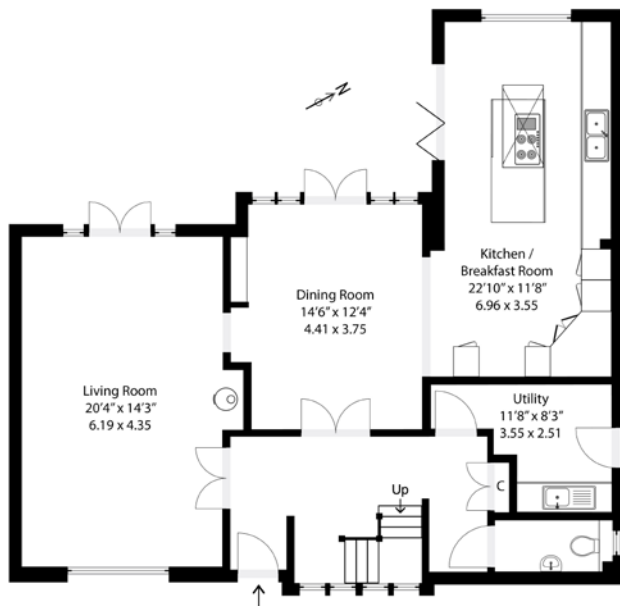
## OUTSIDE

Number One Copper House Farm occupies a generous 0.32 acre plot with extensive parking to the front and a 250ft garden to the rear.

Through the gated entrance a double garage with electric doors offers an abundance of space with a second floor accessed via paddle steps. There is an allocated parking space within the car port, with space for several cars to the front of the property.

The west facing garden has a vast sandstone sun terrace accessed from every room on the ground floor. A few steps lead down to the expanse of lawn which allows children and dogs to run free and safely, this part of the garden was purchased in 2016, when all five houses agreed to buy the paddock and divide into private gardens.





TOTAL FLOOR AREA: 2769 sq. ft (257 sq. m)  
HOUSE: 2301 sq. ft (214 sq. m)  
GARAGE : 468 sq. ft (43 sq. m)



EPC RATING  
C



COUNCIL TAX BAND  
F



GENERAL INFORMATION  
All services are mains connected

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