



FOUNDATION

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12 London Road, Newington, ME9 7NR

4 BEDROOMS | 1 BATHROOM | 3 RECEPTIONS

Freehold



12 London Road, Newington, ME9 7NR

- Enchanting Detached Residence
- Period Features Including Many Fireplaces
- Over 1400 Sq.Ft Of Characterful Accommodation
- Four Bedrooms & Luxury Bathroom With Roll Top Bath
- Three Elegant Receptions & Garden Room
- Fine Decor & Bespoke Panelling
- Solid Oak Parquet Flooring & Original Internal Doors
- Large Garden & Gated Driveway

SITUATION:

The village of Newington is situated on the A2 between Rainham and Sittingbourne and enjoys excellent road access to London and the Kent coast via the M2 and the M20. The property is a short walk to the village's local amenities and mainline train station which provides direct rail services to London Victoria and Cannon Street, whilst the high-speed link to St Pancras is available from Rainham.

Families will appreciate the proximity of Newington CofE Primary School and the easily accessible Leigh Academy Secondary and Rainham Mark Grammar School. Maidstone town centre is just 8 miles away and the market town of Faversham is just a 15 minute train journey away

A much more comprehensive range of amenities can be found at Maidstone just 8 miles away and the Cathedral city of

Canterbury slightly further, whilst Hempstead Valley and Bluewater shopping centres are both within a 20 minute drive.

Chatham dockyard 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 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.



DESCRIPTION:

An enchanting detached, period residence offering over 1400 sq.ft of beautifully enhanced accommodation which is flourishing in an abundance of period features.

Thought to have been built in the early 1900's and sympathetically extended over the years, the property presents many original characteristics which blend exceptionally well with many modern conveniences. Decorative cast iron fireplaces are found in many rooms whilst intricate architrave, original internal doors and solid oak parquet flooring, which was reclaimed from an old church and add another depth of distinctiveness.

The current owners have an eye for detail and have artistically enhanced their home with fine decor, bespoke panelling, and colourful tiles.



The symmetrical facade is tucked away behind wooden gates, whilst the attractive front door opens into an entrance hall/ snug with original fireplace and staircase to the first floor. This leads onto the sitting room which has a wood burning stove set upon a tiled hearth, French doors lead into a Crittall framed garden room which poses the opportunity to further extend or replace with an orangery.

The kitchen breakfast room has an array of traditionally styled units surrounding the double range stove and pantry, whilst the dishwasher, washing machine and fridge have been integrated. The space is further enhanced by a bold mosaic style tiles, and views over the garden.

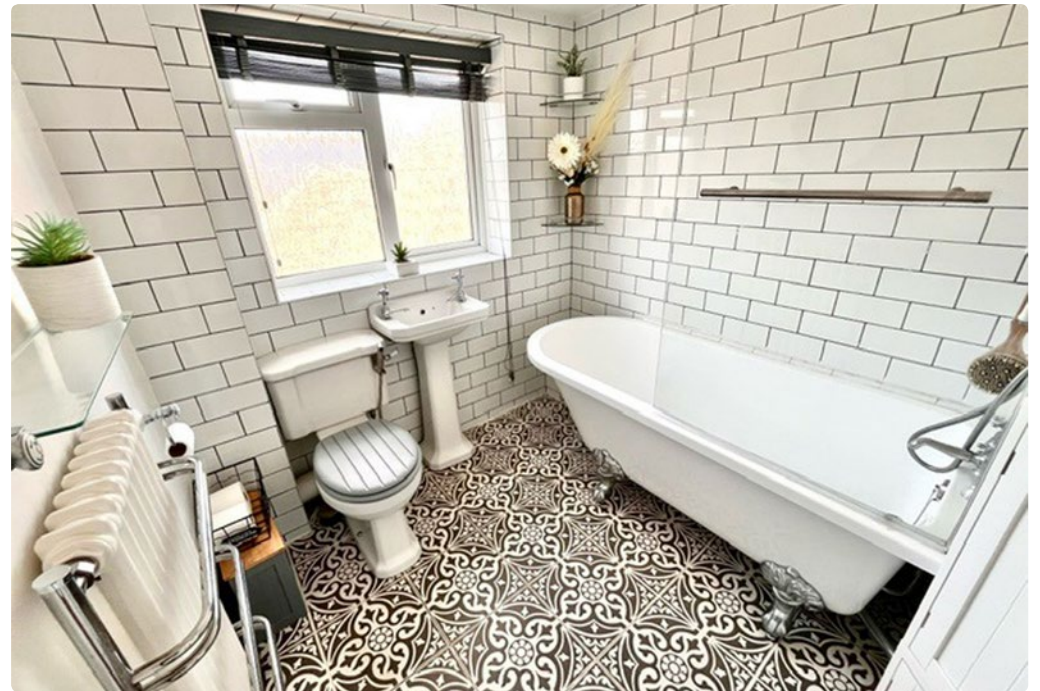
The ground floor is complete with a dining area, which in turn leads back round to the entrance hall.

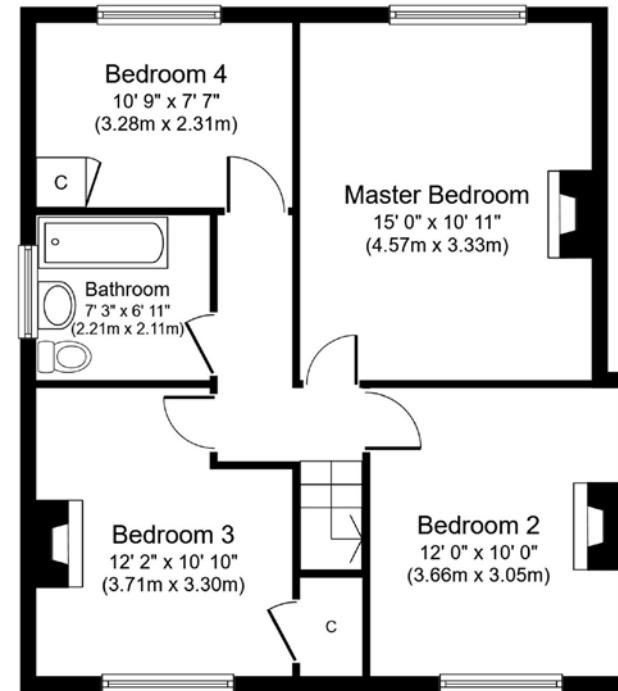
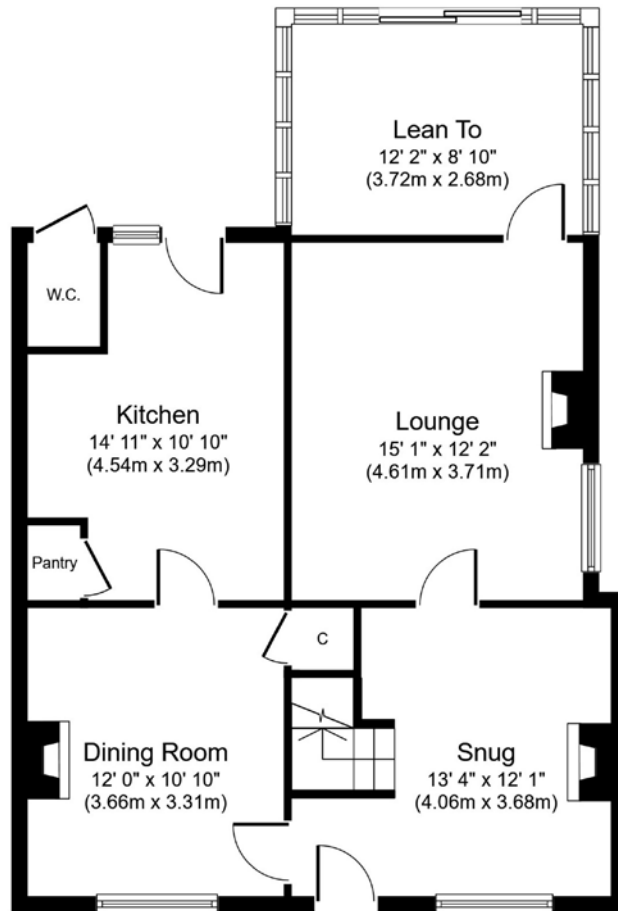
To the first floor one will find four generously proportioned bedrooms and a well-appointed family bathroom which comprises of a roll top bath, rainfall shower, WC and basin. The principal bedroom is significantly larger and has decorative dark painted panelling and another fireplace.

OUTSIDE:

The garden at the rear of the property can be accessed via the garden room or the kitchen, it is mainly laid to lawn and bordered with mature trees and established shrubs, a patio area provides plenty of space for alfresco dining.

To the front of the property there is gated driveway which provides parking for several cars.





TOTAL FLOOR AREA: 1403 sq. ft (130 sq. m)



EPC RATING
E



COUNCIL TAX BAND
E



GENERAL INFORMATION
All services are mains connected
Vendors own photos

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