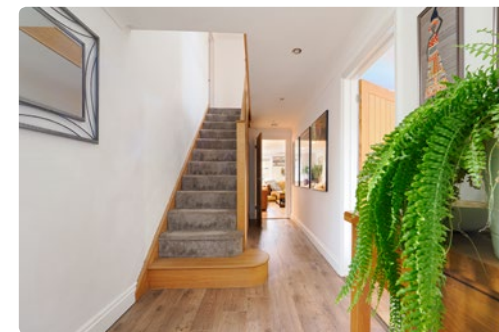




Freehold



Flintstones, The Street, Doddington, Sittingbourne ME9 0BH

- Creatively Extended Detached Residence
- Over 2100 Sq.Ft Of Versatile Space
- Four Bedrooms & Three Bathrooms
- Principal Bedroom With Ensuite & Juliette Balcony
- Living Room With Wood Burning Stove
- Charming Kitchen Breakfast Room & Separate Utility
- Set Within A Quarter Of An Acre Of Grounds
- Extensive Drive, Double Garage, & Hot Tub

SITUATION:

Flintstones is set within the beautiful Kentish village of Doddington, which offers a rich and varied history, and incorporates some handsome architecture including Doddington Place Gardens, renowned for its well-kept buildings and grounds. It is also part of the wider Kent Downs, an area of outstanding natural beauty.

The village dates back to the 11th century and is centred around the 14th century Chequers Inn, now owned by the famous Faversham brewery, Shepherd Neame, which is popular for its excellent ales and hot food. The village boasts an award-winning butcher, a garage/petrol station with a shop, as well as a regular bus service to the neighbouring villages and the larger town of Faversham. There are a number of primary schools in nearby villages such as Lynsted, Milstead and Teynham, and the nearest secondary schools are in Lenham and Faversham.

The village is also well positioned for access to the larger towns of Maidstone and Ashford, and for links to both the M2 and M20, which are also nearby. The nearest main line stations are at Lenham and Teynham which are both about four miles away, where trains take as little as 1 hour and 8 minutes to London Victoria.

Faversham is just 6 miles away and is an historic and charming market town which offers a wide variety of shopping facilities including both specialist and national retailers and a bustling market three times a week. It has its own cinema, an indoor and outdoor swimming pool, a cottage hospital and an excellent range of primary and secondary schools, including Faversham's renowned Queen Elizabeth Grammar School. For sailing enthusiasts, the town has a charming tidal creek and quay.



A creatively extended, four bedroomed detached residence which has been significantly improved by the current owners who have beautifully reconfigured the accommodation and made many enhancements throughout.

There is now over 2100 sq.ft of wonderfully presented accommodation which includes a double storey garage which provides the opportunity to be further converted offering a self-contained annexe. STPC.

Flintstones occupies a generous 0.26 acres of beautiful grounds which incorporates an extensive driveway and a summer house with hot tub which can be left with the sale of the property.

Aesthetically Flintstones has been completely transformed with an updated kitchen, three new bathrooms, oak internal doors and a recently added utility room and office within the extension. Every effort has been made to ensure the property runs efficiently with a full rewire, the installation of double-glazed windows, replaced private drainage with eco



treatment plant, and new heating system with brand new boiler.

The façade is a lovely mix of weather boarding and exposed brick, the front door sits central and elevated beneath a pitched canopy. The entrance hall with stairs to the first floor leads to the rear of the property where one will find a spacious living room with wood burning stove and French doors to the garden.

To the left there is a bright and airy kitchen breakfast room which has rich granite work tops complementing the dark grey painted units and chrome cup handles. Main appliances are integrated and include a dishwasher, oven, microwave and induction hob, whilst the space is complemented by a utility room positioned in the extension, which also offers access to the garden.

The ground floor is further enhanced by a study and separate reception which could also be used as a guest bedroom as there is a shower room located adjacent to the utility

area. To the first floor, a galleried landing leads to three double bedrooms, and a recently installed family bathroom. The principal bedroom enjoys wonderful views from the Juliet balcony, whilst there is an extensive range of fitted wardrobes and a luxury ensuite shower room. There is a dual aspect double bedroom which could be divided back into two bedrooms, depending on individual requirements.

OUTSIDE:

Flintstones is set within 0.26 acres of splendid grounds which includes an extensive driveway which leads to the double garage, which has a staircase leading to a second floor, the ground floor has been divided to create an additional home office.

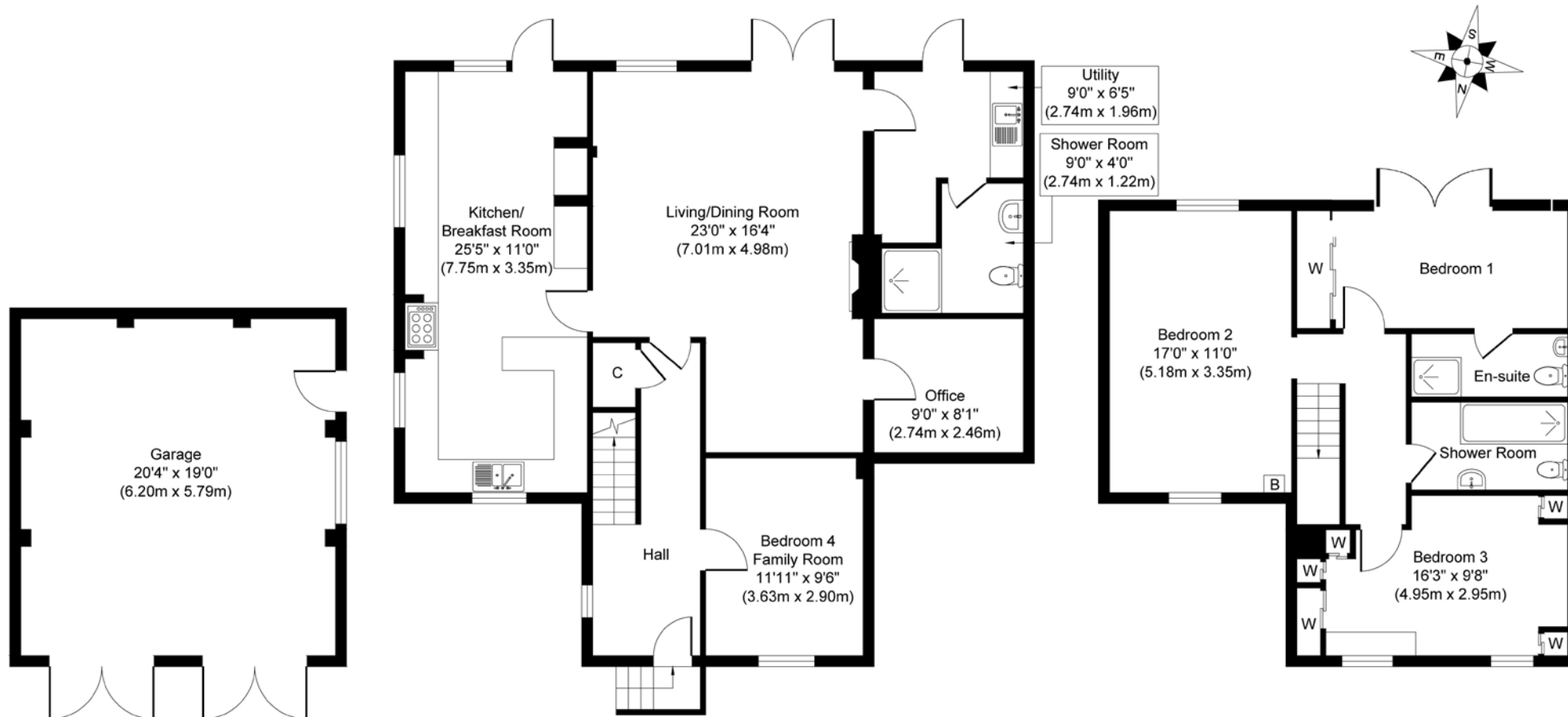
There are additional outbuildings, one is used for storage, whilst the other is perfect for entertaining with a bar and hot tub. The gardens are mainly laid to lawn enclosed by fencing, with a patio area accessed directly from the french doors in the living room.











TOTAL FLOOR AREA: 2103 sq. ft (195 sq. m)



EPC RATING
D



COUNCIL TAX BAND
F



GENERAL INFORMATION
New Private Drainage. All other services are connected

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

01227 752617 | sales@foundationestateagents.co.uk | www.foundationestateagents.co.uk

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