



Orchard Cottage, London Road, Teynham, Sittingbourne, ME9 9PS

3 BEDROOMS | 1 BATHROOM | 1 RECEPTION

Freehold



## Orchard Cottage, London Road, Teynham, Sittingbourne, ME9 9PS

- Characterful 1980's Built Detached Cottage
- Exposed Beams & Latch Key Doors
- Brick Fireplace With Wood Burning Stove
- Open Plan Kitchen Dining Room
- Potential To Improve & Further Enhance
- Separate Utility Room With Stable Door To Garden
- Three Bedrooms & Family Bathroom
- Generous Garden, Garage & Gated Driveway

### SITUATION:

The thriving village of Teynham benefits from numerous local shops (including two supermarkets), several pubs, a restaurant, a library, a primary school and a mainline train station which is within a few minutes walk and offers regular commuter services to London's Victoria, a fast service to St. Pancras International and a regular service to the coast.

The village also enjoys excellent road links to London and the coast via the A2 and the nearby M2 motorway.

The charming nearby market town of Faversham (approx. four miles) offers a wide range of high street shops and independent retailers which adorn its attractive high street and its market square.

The town also offers excellent leisure facilities with an indoor and outdoor swimming pool, a cinema, a large park and recreation ground,

a museum and numerous pubs and restaurants.

It has a good selection of primary schools and two secondary schools, one of which is the renowned Queen Elizabeth Grammar School. Faversham has a mainline railway station with a regular service to London Victoria, Cannon Street and Charing Cross and a high-speed rail link to London St. Pancras.

The cathedral city of Canterbury is just 13 miles away and is a vibrant and cosmopolitan city, with a thriving city centre offering a wide array of High Street brands alongside a diverse mix of independent retailers, cafes, and international restaurants.

The city also offers a fine selection of sporting, leisure, and recreational amenities, including the refurbished Marlowe Theatre.

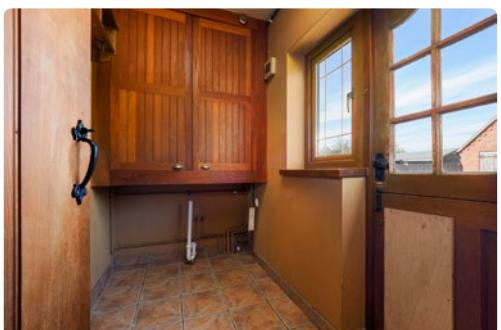


#### DESCRIPTION:

A charming three-bedroom detached cottage, set in an enviable semi-rural location and set back from the road behind a substantial gated driveway.

Built in the 1980s with great care and attention to character and layout, this delightful home is rich in period-style features. Inside, you'll find exposed brickwork, intricate architraves, traditional latch key doors, and beautiful ceiling beams, all contributing to a warm and timeless atmosphere. The exterior is equally appealing, boasting expertly pointed brickwork, wood-effect windows, a cat-slide roof, and pretty dormer windows.

Offering over 1,200 sq. ft. of characterful living space, the cottage also includes a detached garage with excellent potential for conversion into a home office or guest annexe (STPC).



With a touch of cosmetic updating and creativity, there's a real opportunity to further enhance and personalise this already wonderful home.

The front door opens into a spacious entrance hall, where an elegant staircase with wooden panelling and a handy understairs cupboard leads to the first floor.

To the right, a generous sitting room is brimming with charm, featuring stripped floorboards, exposed beams and an impressive brickwork fireplace with a wood-burning stove, which is set beneath an oak bressumer, perfect for cosy evenings.

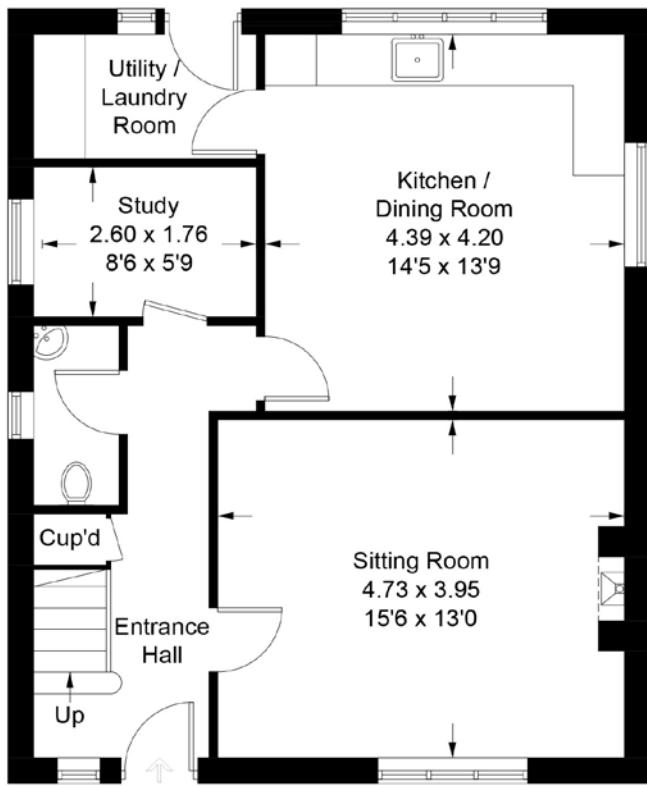
At the rear, a large kitchen/dining room showcases more character, including a brick feature wall and a butler sink set into oak worktops, with views over the garden.

There are ample wall and base units surrounding a freestanding double range cooker. The space is substantial, easily accommodating a dining table and an island if desired. A separate utility room, complete with a stable door to the rear garden, adds to the practicality.

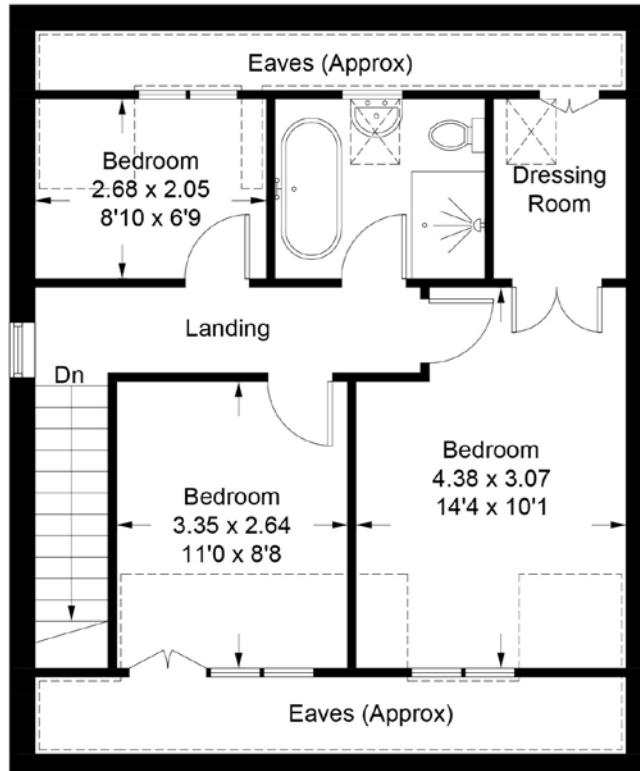
Upstairs, you'll find three well-proportioned bedrooms and a well-appointed family bathroom.

#### OUTSIDE:

The gated driveway to the front offers ample parking for several vehicles and extends to the side, leading to the detached garage. This outbuilding offers potential for conversion, subject to the necessary permissions. To the rear, the garden is mainly laid to lawn and bordered by smart fencing and young trees.

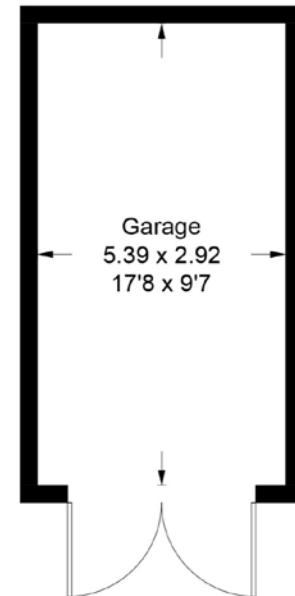


**Ground Floor - 58.6 sq m / 631 sq ft**



**First Floor - 45.9 sq m / 494 sq ft**

= Reduced headroom below 1.5m / 5'0



**Outbuilding**  
(Not Shown In Actual Location / Orientation)



TOTAL FLOOR AREA: 1294 sq. ft (120.4 sq. m)  
HOUSE: 1125 sq. ft (104.5 sq. m)  
GARAGE: 169 sq. ft (15.7 sq. m)



EPC RATING  
C



COUNCIL TAX BAND  
D



GENERAL INFORMATION  
All services are mains connected

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