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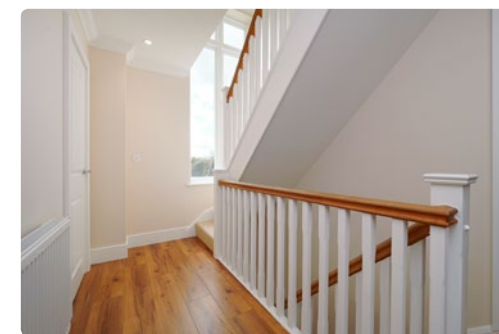
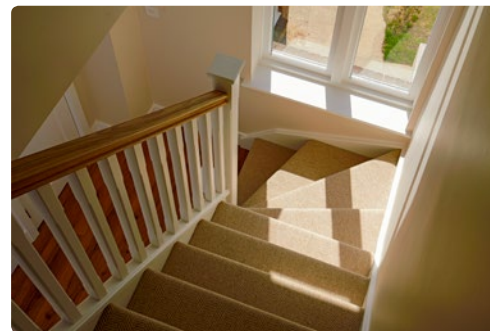
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6 St. Pauls Court, Lynsted, Sittingbourne ME9 0RE

5 BEDROOMS | 3 BATHROOMS | 2 RECEPTIONS

Freehold



6 St. Pauls Court, Lynsted, Sittingbourne ME9 0RE

- Substantial End Of Terrace Elegant Residence
- Significantly Enhanced & Aesthetically Improved
- Brand New Quartz Topped Kitchen
- Three Brand New Sleek Roca & Vado Bathrooms
- Over 1800 Sq.Ft Of Bright & Airy Accommodation
- Vaulted Ceilings & Full Height Restored Windows
- South Facing Established Garden, Garage & Parking
- Semi-Rural Village Location Close To Faversham

SITUATION:

St Paul's Court is a highly exclusive development, typical of Millwood's signature style. It comprises a fine selection of individual, traditionally styled modern homes, thoughtfully blended to create a street scene that is sympathetic to its rural surroundings. The village of Lynsted is a quintessential English village with an ancient parish church—St Peter and St Paul—an excellent local pub (The Black Lion), and even a village duck pond. The village is home to a charming selection of period houses and a well-regarded primary school.

Nearby Teynham offers a broader range of amenities, including pubs, restaurants, supermarkets, a primary school, and a mainline railway station. For an even wider selection, both Sittingbourne and the historic market town of Faversham (approximately five miles away) offer excellent shopping, grammar schools, and mainline stations with fast services to London.

Lynsted is surrounded by rolling hills, picturesque farmland, and outstanding countryside—ideal for those who enjoy outdoor pursuits, with numerous footpaths and bridleways for walking and riding. Faversham itself offers a wealth of high street and independent shops, a bustling market square, and excellent leisure facilities, including indoor and outdoor swimming pools, a cinema, a large park, a museum, and numerous pubs and restaurants. The town has a range of primary schools and two secondary schools, one of which is the renowned Queen Elizabeth Grammar School.

Faversham's mainline railway station provides regular services to London Victoria, Cannon Street, and Charing Cross, as well as a high-speed link to London St Pancras. The nearby M2 motorway provides excellent access to London (approx. 48 miles), the cathedral city of Canterbury (approx. 9 miles), and the Kent coast.



A significantly enhanced five-bedroom end-of-terrace residence, set within a small but highly exclusive development in the delightful village of Lynsted, just a few miles from the market town of Faversham. This south-facing property has been thoughtfully renovated using creative interior design, fine décor, and high-quality fixtures and fittings. The current owner has an eye for detail and has beautifully presented the home with a personal touch, while maintaining clean lines and a naturally elegant palette. Aesthetically, the enhancements include bespoke shutters, new flooring, and beautifully restored windows, while many modern conveniences have also been updated. These include a brand-new, integrated, quartz-topped kitchen and three luxury Roca and Vado bathrooms.

There is over 1,800 sq. ft. of spacious and versatile accommodation set over three floors. Intelligently designed and built by Millwood Homes in 2006, every effort was made to create a modern yet wonderfully light and airy home, incorporating vaulted ceilings and tall barn-style windows.

The well-balanced, double-fronted, weatherboard and brick façade creates a striking exterior, with the front door neatly positioned at the centre of the home. The entrance hall, with cloakroom, leads left into a bay-fronted dining room and to the right into a dual-aspect sitting room, featuring French doors that open onto the attractive south-facing garden.

At the rear of the ground floor is a kitchen/breakfast room with impressive vaulted ceilings and full-height windows. The newly fitted kitchen boasts an abundance of wall and floor units, finished with quartz worktops and brushed brass handles that complement the socket finishes. All main appliances are integrated and include a dishwasher, fridge freezer, laundry appliances, discreet waste bins, a Rangemaster double oven, and a butler sink with a flexible mixer tap.

Stairs ascend to the first floor, where there are three bedrooms, two of which feature newly fitted en-suite bathrooms with Roca sanitaryware and Vado fixtures. The

principal bedroom also benefits from a walk-in wardrobe and a bay-fronted window overlooking the court. On the second floor are two further double bedrooms and a brand-new, well-appointed family bathroom.

OUTSIDE:

The property enjoys a desirable south-facing position that is particularly private and not overlooked. A patio area, accessible via French doors in both the kitchen/breakfast room and the sitting room, leads to a beautifully landscaped garden, interspersed with established shrubs, young trees, and colourful borders—perfectly complementing this elegant home.

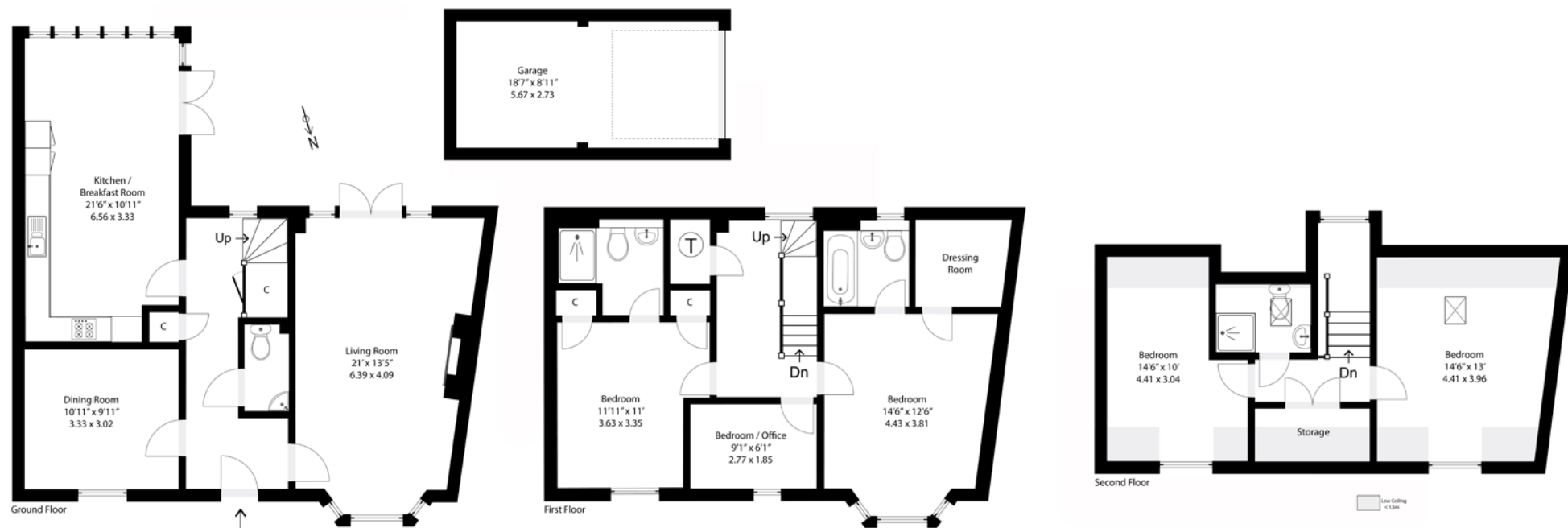
To the rear, there is a private parking space directly in front of the property's garage, with additional visitor bays located throughout the development. At the far end of the development, a resident's gateway leads into beautiful communal gardens, which open out into woodland and countryside walks.











TOTAL FLOOR AREA: 1981 sq. ft (185 sq. m)
HOUSE: 1814 sq. ft (169 sq. m)
GARAGE: 167 sq. ft (16 sq. m)



EPC RATING
C



COUNCIL TAX BAND
D



GENERAL INFORMATION
All services are mains connected

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

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