



Freehold



Highstead View, Stockers Hill, Rodmersham, ME9 0PJ

- Striking & Contemporary Detached Family Home
- Beautifully Presented Throughout
- Five Bedrooms - Two Bathrooms
- Sitting Room With Open Fireplace
- Stunning Newly Fitted Kitchen/Breakfast Room
- Set Within 0.51 Acres of Secluded Grounds
- Spectacular Views Over Rolling Countryside
- Short Stroll To Pretty Village Green



SITUATION:

Rodmersham is a relatively small village located to the southeast of Sittingbourne town centre with Bapchild to the north, Tonge to the west, Tunstall to the east and Milstead to the north.

The main part of village is grouped around the village green and pond, with a smaller settlement located around the church situated just to the north.

The village has a good range of amenities for its size with an excellent pub, a shop, a café and outstanding primary school.

Sittingbourne offers a good selection of shopping, leisure and recreational amenities, including a swimming pool and golf courses nearby. The town has a mainline railway station with a connection to London Victoria in approx. one hour. The area also offers a good selection of primary and secondary schools including Borden Grammar.

Nearby Faversham offers a wide variety of facilities including specialist shops, national retailers and three times a week the town square is filled with a bustling market. It has an excellent range of primary and secondary schools including Faversham's renowned Queen Elizabeth Grammar.

The popular seaside town of Whitstable is situated five miles north of the city of Canterbury and is famous for its seafood and annual Oyster Festival held at the vibrant harbour and picturesque quayside.

The town has a variety of independent shops and boutiques, as well as high street names. There are good local primary and secondary schools, numerous restaurants and excellent leisure facilities. It has its own mainline railway station with a high speed service to St Pancras, a regular Stagecoach bus service and good road links to London and the coast via A290/M2.



DESCRIPTION:

A spacious and beautifully presented five bedroomed detached family home, with a double garage, off road parking and spectacular views over countryside, situated in the popular village of Rodmersham.

The property was built in 2000 and has recently undergone some wonderful improvements, including the installation of a stunning new kitchen and en-suite bathroom. The property is set within a generous and secluded plot of 0.51 acres, with astonishing views over rolling countryside, making this a lovely home for anyone who enjoys the outdoors.

Steps rise to a striking entrance where a composite front door opens into a spacious entrance hall. A smart study sits neatly in the corner of the hallway alongside the downstairs cloakroom.

The dual aspect sitting room takes in the wonderful views of the gardens and



countryside beyond and has direct access to the garden patio through the French doors. There is an open fireplace that brings warmth and ambience to this impressive room. A second reception room that the current owners use as a playroom sits conveniently next to the kitchen/breakfast room and also has splendid views through the characterful leaded windows. This would also make a superb formal dining room.

The kitchen/breakfast room has been fitted with an extensive range of traditionally styled wall and floor units, set around rich granite work surfaces and integrated appliances. There is a lovely family dining space which is complemented by a useful utility room, which has direct access to the rear garden.

On the first floor, a central galleried landing leads to five generously proportioned bedrooms and a beautifully appointed family bathroom. The main bedroom is a superb double room, with breath taking views and a newly fitted en-suite bathroom. We understand there has been planning consent

granted to further extend the upstairs accommodation with a loft conversion comprising a large bedroom with an en-suite shower room.

OUTSIDE:

Highstead View is set within a generous and highly secluded plot of 0.51 acres and is set back from the road behind a wide, block paved driveway. This provides parking for two to three cars and leads to a double garage with an up and over door. The garden can be accessed via the garage, and is mainly laid to lawn, with a variety of mature trees and shrubs.

The garden has an extensive lawn, and a patio which runs the full width of the house, being a perfect place for alfresco dining and relaxing whilst the children are playing on the lawn. The garden backs onto picturesque countryside, which not only affords a tremendous degree of privacy, but also creates a spectacular backdrop to this very special home.











TOTAL FLOOR AREA: 2443 sq. ft (227 sq. m)
 HOUSE: 2127 sq. ft (198 sq. m)
 GARAGE: 316 sq. ft (29 sq. m)



EPC RATING
 E



COUNCIL TAX BAND
 F



GENERAL INFORMATION
 The property is served by mains drainage and Calor gas fired central heating.

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