



Spurvyns
Bexon Lane | Bredgar | Sittingbourne | Kent | ME9 8HB

FINE & COUNTRY

Seller Insight

“This stunning, immaculate, spacious, family home enjoys a peaceful, tranquil, setting located in the pretty village of Bredgar, which lies on the north slopes of the North Kent Downs within an Area of Outstanding Natural Beauty. It has been the much treasured family home for its owners, Julie and Chris, for the past six years.”

“Built in 1949, the house had been extended several times by previous owners before we took possession. We fell in love with its location, alongside its potential to become our perfect family home. We were lucky to both have the essential practical skills and experience to undertake much of the work ourselves but, of course, we did utilise professional craftsmen where necessary. We have extended and ‘tweaked’ its layout and, after what was a true labour of love, the result is this beautiful, practical, home of which we can feel justly proud. Our spacious hall gives a warm welcome to all crossing our threshold and from which other rooms spin off creating an excellent sociable connectivity and a home, with such a flexible layout has been ideal for family life. The hub of our home is very much our kitchen/dining family room, which is incredibly functional, bright and sunny and its large bifold doors open out onto our spacious patio. We also have large bifold doors from our main reception room and, on those magical summer days, when doors are folded back, we enjoy the very best of indoor/outdoor living. In addition, during our building project, we added an extremely useful self contained annexe above our garage space which has proved to be invaluable over the years.”

“We do like to entertain and the functionality of the house alongside its beautiful garden are perfect for such occasions, particularly when guests spill out onto our spacious patio and into the garden. We gave as much attention to the design of our large, totally private, garden as we did to the house. With its variety of plants and shrubs, plus a productive orchard, it gives colour and interest throughout the year. The garden backs onto beautiful open countryside all enhancing our outlook when we relax in the garden.”

“The village has everything required for day to day living. There is an excellent primary school, with an exceptional choice of education opportunities for older children close by. Our village hall is very active and is where many sociable activities take place. The pub is another sociable venue for meeting up with friends and neighbours. There is also a popular farm shop which sells lots of fresh local produce, including freshly baked bread, and also has a popular tea room. Apart from the amazing facilities in the village, travel whether by road or rail, is very easy with the added convenience of being close to Channel ports.”

“This is an amazing house in a fabulous location and one where the local community is very caring, yet respects privacy and we wish its new owners much happiness.”*

* These comments are the personal views of the current owners and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





Step inside

Spurvyns

Fine & Country proudly presents Spurvyns, an exquisitely renovated four-bedroom family residence that perfectly combines timeless elegance with modern sophistication. This stunning property, bathed in natural light, is complemented by a detached studio annex and set within approximately two acres of beautifully landscaped gardens and grounds in the picturesque Kentish village of Bredgar.

Originally constructed in the late 1940s, Spurvyns has been sympathetically extended and thoughtfully remodelled to meet the needs of 21st-century family living. Upon entering, you are welcomed by a striking oak staircase and galleried landing, immediately setting the tone for the warm and inviting ambiance that flows throughout. The heart of the home is a bespoke kitchen, meticulously designed with high-specification integrated appliances, and enhanced by a separate utility room. The dining and family room, featuring a log-burning stove, effortlessly blends indoor and outdoor living with bi-folding doors opening onto a sandstone terrace, perfect for alfresco dining. The triple-aspect sitting room offers a light-filled retreat, ideal for relaxation or entertaining, while a dedicated study provides the perfect space for remote working. A luxurious cloakroom with a shower adds practicality and style to the ground floor.

The first floor continues to impress with four spacious double bedrooms. The principal bedroom is a haven of comfort, boasting handcrafted fitted wardrobes and a sumptuous en-suite bath and shower room. Bedrooms two and four enjoy direct access to a balcony with sweeping views of the grounds and countryside, while bedroom three benefits from fitted wardrobes. A sleek and contemporary family bathroom completes the upper level.

Adding further versatility is the detached one-bedroom studio annex, located above the double garage and accessed via an oak staircase. This self-contained space features a fully equipped contemporary kitchen and an opulent bathroom, making it ideal for guests, extended family, or private work or leisure use.







Step outside

Spurvyns

Spurvyns is set within approximately two acres of grounds, including formal gardens and a paddock. The gardens are a true delight, with expansive lawns, mature specimen trees, a charming pond, and a fruit orchard. The sandstone terrace is easily accessible from the main living areas, creating the perfect setting for seamless indoor-outdoor living. The 1.25-acre paddock offers exceptional flexibility, ideal for equestrian pursuits or family sporting events.

Outbuildings

The property also features excellent outbuildings, including a large cedar wood shed with power, light, and windows, alongside additional storage sheds.

Parking & Garaging

An electronically operated five-bar gate opens onto a resin driveway with ample parking, leading to the detached double garage with twin oak doors and automated lighting.

Location

Nestled on a peaceful country lane, Spurvyns enjoys a prime location in the heart of Bredgar, a charming village on the edge of the North Downs in an Area of Outstanding Natural Beauty. Local amenities include a primary school, post office, farm shop, and a welcoming pub with a restaurant. Sittingbourne, just three miles away, provides a wider range of shopping, dining, and transport options, including a fast train to London in under an hour. The nearby M2 offers excellent motorway connections, while the market town of Maidstone, eight miles away, provides further amenities and schooling options, including highly regarded grammar schools.

Spurvyns is an extraordinary property offering an idyllic blend of countryside tranquillity, modern living, and unparalleled versatility, making it a truly exceptional family home.

Freehold

Council Tax Band G

EPC C

For mobile phone coverage in this area please look online

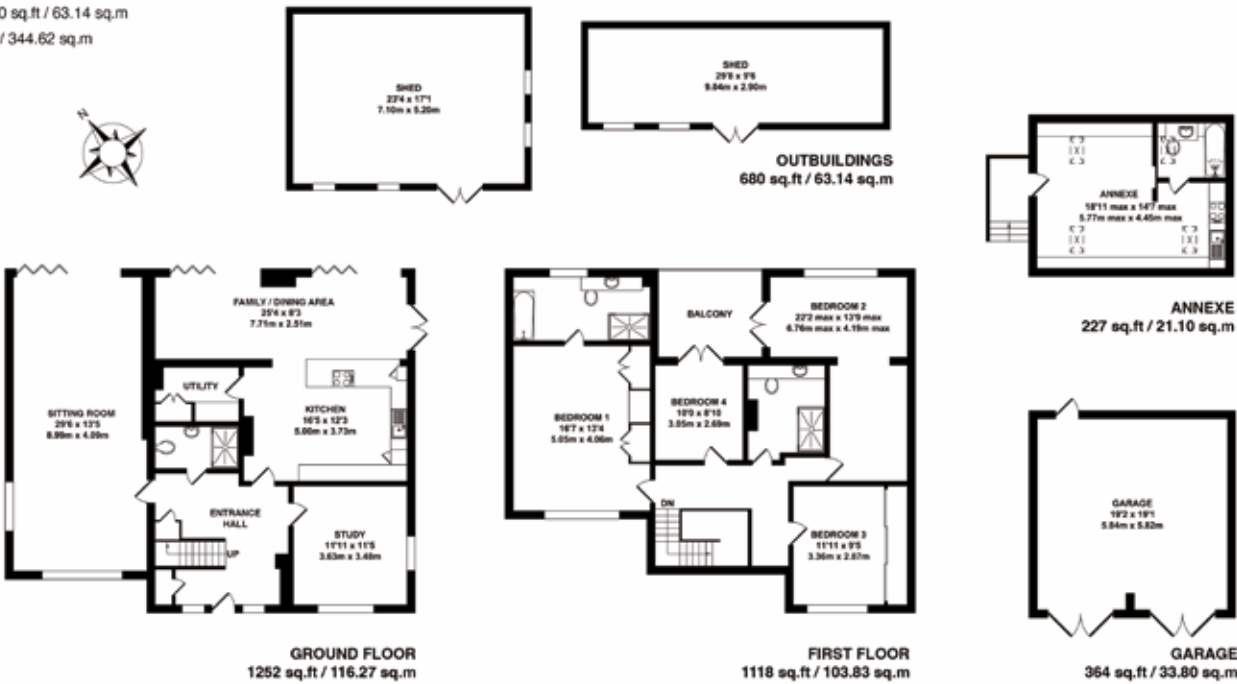
Superfast Broadband & Standard Broadband available at the property



Guide Price £1,200,000

Spurvyns

Gross internal area house (approx) = 2370 sq.ft / 220 sq.m
Garage = 364 sq.ft / 33.80 sq.m
Annexe = 227 sq.ft / 21.10
Outbuildings = 680 sq.ft / 63.14 sq.m
Total = 3709 sq.ft / 344.62 sq.m



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2024 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 06959315. Registered Office: Morgan Alexander Kent Ltd (formerly Fine & Country Kent Ltd.) 36 King Street, Maidstone, Kent ME14 1BS. Printed 13.11.2024



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