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Blue Barn Seymour Road

Rainham • Gillingham

Price: £925,000



Blue Barn, Seymour Road, Rainham, ME8 8PY
£925,000

- PRICE £925,000
- DETACHED
- THREE/FOUR BEDROOMS
- THREE BATHROOMS
- LARGE PLOT
- DOUBLE GARAGE
- BEAUTIFUL REAR GARDEN WITH VEGETABLE PATCH/BBQ AREA PERFECT FOR ENTERTAINING
- PERFECT FOR A GROWING FAMILY
- EPC RATING C
- MEDWAY COUNCIL TAX BAND F

Harrisons Reeve are pleased to be marketing this Barn conversion Seymour Road that was built by the current owner. The DETACHED house offers a perfect blend of modern living and traditional charm. The property comprises of three bedrooms on the first floor, the ground floor has a bedroom/study. There are three bathrooms including an en-suite. This spacious property is ideal for a large family.

The grand entrance hall has an oak staircase leading to the first floor and oak doors to the lounge. The separate dining room is perfect for hosting family meals/gatherings, while the lounge offers a cosy retreat for quiet evenings with a log burner.

The front garden has a gated entrance with plenty of parking for owners and guests for 8 vehicles. It also has the benefit of a detached double garage, there is a space above the garage which could be ideal for a storage/office or gym space.

In summary, this stunning DETACHED house on Seymour Road is a rare find, offering generous living spaces, a beautiful garden, and the added benefit of a barn conversion. It is perfect for those looking to enjoy a peaceful lifestyle in a desirable location. Do not miss the opportunity to make this exceptional property your new home call now to book in your viewing.

GROUND FLOOR

ENTRANCE HALL

13'1" x 12'5" (4.0 x 3.8)
Tiled flooring with oak floors leading into the lounge, radiator and plenty of natural light coming in from the front windows and stairs leading to the first floor.

KITCHEN/BREAKFAST

13'1" x 11'1" (4.0 x 3.4)
With base and eye level units, two sinks, Dutch barn door leading to the rear garden, two windows and a radiator.

LOUNGE

25'7" x 11'9" (7.8 x 3.6)
Oak doors leading into the lounge with French doors to the conservatory/window to the side, log burner and two windows.

BEDROOM 4

13'1" x 10'2" (4.0 x 3.1)
With a window.

DINING ROOM

13'1" x 11'1" (4.0 x 3.4)
With a window.

CONSERVATORY

15'5" x 9'6" (4.7 x 2.9)
With double glazed windows and French doors leading to the rear garden.

FIRST FLOOR

LANDING

15'1" x 15'1" (4.6 x 4.6)
With a storage cupboard.

BEDROOM 1

15'5" x 13'1" (4.7 x 4.0)
With two windows, walk in wardrobe and door leading to the en-suite.

EN-SUITE BATHROOM

10'2" x 5'6" (3.1 x 1.7)
Free standing bath, sink, low level WC, heated towel rail and window.

BEDROOM 2

14'1" x 10'2" (4.3 x 3.1)
With radiator, window and walk in wardrobe.

BEDROOM 3

12'1" x 8'6" (3.7 x 2.6)
With window and radiator.

FAMILY BATHROOM

10'2" x 6'2" (3.1 x 1.9)
With corner bath, corner shower, vanity unit with sink, low level WC and radiator.

DOUBLE GARAGE

21'11" x 18'4" (6.7 x 5.6)
With electric doors and access to the rear garden.

ROOM ABOVE GARAGE

To the rear of the garage there are stairs leading to the space above the garage. This is currently used for storage but could be used as an office space/gym or cinema room.

GARDENS

FRONT - With double electric gates leading to the property with a gravel driveway. There is a gate leading to the rear garden.

REAR - With a vegetable patch, gravel BBQ area perfect for entertaining in the garden. The rest of the garden has mature trees/shrubs and very well maintained.

NB

HARRISONS REEVE recommend a panel of solicitors, including V E White And Co, Burtons Solicitors, Hawkrigge and Company and Apex Law as well as the services of Henchurch Lane Financial Services, for which we may receive a referral fee of £150 plus VAT per transaction.

MEMBER AGENT

The agent is a member of The Property Ombudsman Limited, which is a redress scheme, and Propertymark, which is a client money protection scheme.

IMPORTANT INFORMATION

Harrisons Reeve, their clients and any joint agents give notice that:

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2. It should not be assumed that the property has all necessary planning, building regulations or other consents and Harrisons Reeve have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise

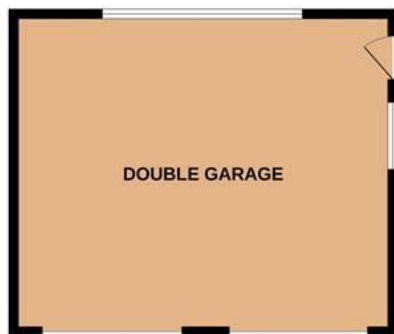


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

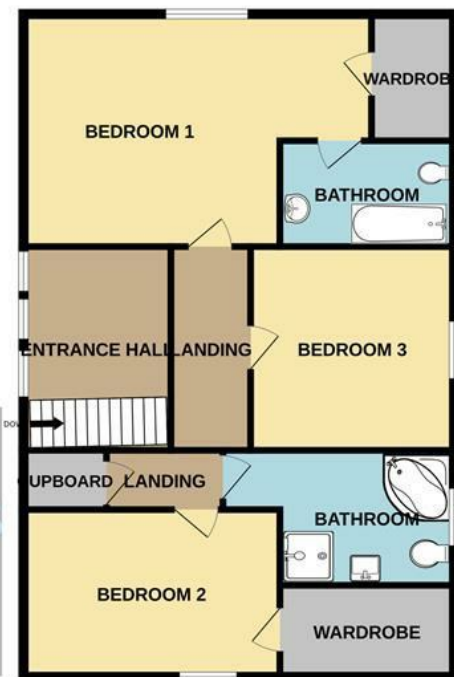
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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GROUND FLOOR
NaN sq.ft. (NaN sq.m.) approx.



1ST FLOOR
NaN sq.ft. (NaN sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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