



**OVER 60?**

Secure this property  
for up to **59% less!**

**Price**

**£800,000**

**Freehold**

3x  1x  1x 

**Chaffes Lane, Upchurch,  
Sittingbourne, Kent,  
ME9**

*Wards*  
Helping you move forwards



# Accommodation

## GROUND FLOOR

Entrance Hall

Downstairs Cloakroom

Kitchen: 11'4 x 10'4 (3.46m x 3.15m)

Utility Room: 8'0 x 6'5 (2.44m x 1.96m)

Dining Area: 13'6 x 10'6 (4.12m x 3.20m)

Lounge: 16'4 x 13'3 (4.98m x 4.04m)

## FIRST FLOOR

Landing

Bedroom 2 : 17'6 x 9'9 (5.34m x 2.97m)

Bedroom 3 : 12'1 x 9'2 (3.69m x 2.80m)

Bathroom : 7'9 x 5'7 (2.36m x 1.70m)

## SECOND FLOOR

Landing

Bedroom 1: 15'0 x 13'0 (4.58m x 3.97m)

## OUTBUILDING 1

Double Garage: 21'0 x 17'7 (6.41m x 5.36m)

## OUTBUILDING 2

Stable 1 : 11'6 x 11'2 (3.51m x 3.41m)

Foal Box 1 : 16'1 x 11'3 (4.91m x 3.43m)

Stable 2 : 11'5 x 11'2 (3.48m x 3.41m)

Tack Room: 11'4 x 5'7 (3.46m x 1.70m)

Foal Box 2 : 15'6 x 11'2 (4.73m x 3.41m)

Stable 3 : 11'4 x 11'3 (3.46m x 3.43m)

## OUTBUILDING 3

Barn: 46'7 x 18'4 (14.21m x 5.59m)

## OUTBUILDING 4

Stable 4 : 11'5 x 11'2 (3.48m x 3.41m)

Stable 5 : 11'4 x 11'2 (3.46m x 3.41m)

## OUTSIDE

Driveway

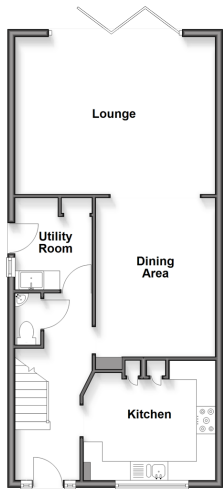
Rear/Side Driveway

Rear Garden

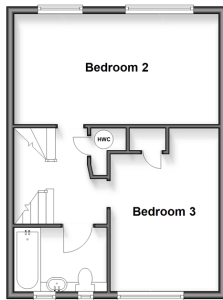
Land - 7.38 Acres

Sand School: 132'0 x 65'0 (40.26m x 19.83m)

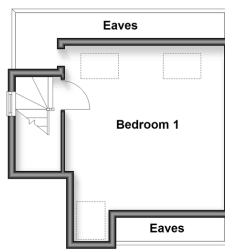
**Ground Floor**  
Approx. 62.5 sq. metres (672.3 sq. feet)



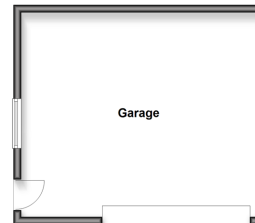
**First Floor**  
Approx. 39.9 sq. metres (430.0 sq. feet)



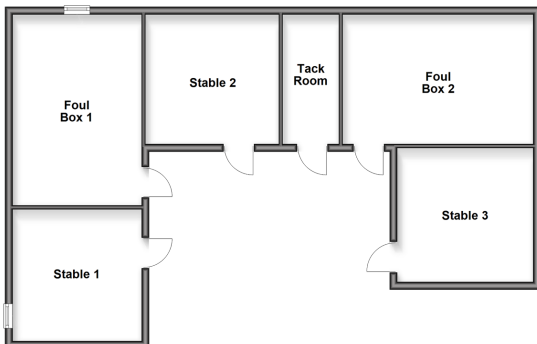
**Second Floor**  
Approx. 22.2 sq. metres (238.8 sq. feet)



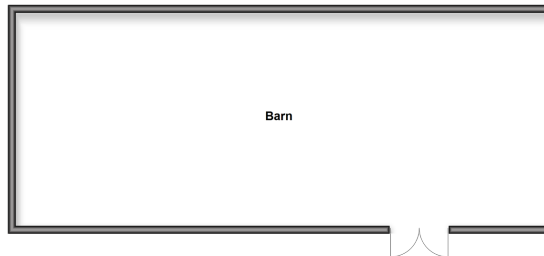
**Outbuilding 1**  
Approx. 0.0 sq. metres (0.0 sq. feet)



**Outbuilding 2**  
Approx. 0.0 sq. metres (0.0 sq. feet)



**Outbuilding 3**  
Approx. 0.0 sq. metres (0.0 sq. feet)





## Main features

- A spacious and extended property that would make a great family home
- Generous 16ft lounge and modern kitchen
- Useful utility room and downstairs cloakroom
- Impressive rear garden and double garage and large gated rear driveway
- 7.38 acres of land
- Stable blocks and amazing equestrian facilities
- A very unique and rare find



### Nearest Schools

Primary Schools: Holywell Primary 0.4 miles, Lower Halstow Primary 1.1 miles, Riverside Primary 1.1 miles  
Secondary Schools: Rainham Mark Grammar School 2.1 miles, Rainham School for Girls 2.2 miles, The Howard School 2.2 miles



### Transport Information

Train Stations: Rainham 1.4 miles, Newington 1.5 miles, Kemsley 3.9 miles



### Address

Chaffes Lane, Upchurch, Sittingbourne, Kent, ME9



### Directions

For directions to this property please contact us.





**Wards**  
Helping you move forwards

Call Rainham Branch 01634 373531 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease



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