



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)



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



■ 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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