



HAWKESFORD
JAMES

Wises Lane, Sittingbourne – ME10 1YN
£290,000



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Wises Lane

Sittingbourne

- Beautifully presented Victorian semi-detached cottage
- Charming lounge & light-filled dining room
- Basement accessed via floor hatch, ideal for storage
- Modern shaker-style kitchen with garden access
- Two bedrooms
- Spacious bathroom with bath & separate shower
- Generous west-facing rear garden with access to front
- Use of off-street parking for two vehicles (see full description)
- Convenient location near schools, shops and green spaces
- Excellent access to A249, motorways and high-speed rail links

Charming Victorian cottage with modern interior, cosy living spaces, west-facing garden, basement storage and use of off-street parking. Great location with schools, shops and countryside close by.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: TBC

EPC Environmental Impact Rating: TBC

Identification Checks:

In compliance with Anti-Money Laundering Regulation (AML), it is imperative that we conduct thorough identification checks for every purchaser. These checks will be facilitated by a trusted third-party provider, incurring a fee of £40 including VAT per purchase. Please be advised that this fee is payable in advance and is non-refundable. Kindly note that we are unable to issue a memorandum of sale until these statutory obligations have been diligently met.





If you're on the hunt for a beautifully presented Victorian cottage that blends all the character you'd expect with plenty of stylish modern touches, this semi-detached gem on the edge of town could be just what you've been waiting for. With a generous west-facing garden, the use of off-street parking to the side, and a wonderfully convenient position, it has so much to offer.

Sitting proudly on Wises Lane, this delightful home enjoys a spot on the outskirts of Sittingbourne, giving you excellent access to the A249 and motorways beyond which is ideal if you commute. Even better, the town is surrounded by gorgeous countryside villages, perfect for weekend walks, outdoor adventures or simply unwinding in scenic surroundings.

At the front, you're greeted by a charming garden edged with a traditional Victorian-style wrought iron fence and gate that instantly adds a sense of period charm. A further gated access point leads you through to the rear garden, and you'll be pleased to know there is parking for two vehicles to the side of the property with established use dating back to the year 2000.

Step inside and the cosy lounge welcomes you in before flowing through to the dining room where dual aspect windows fill the space with light. It's a lovely area if you enjoy entertaining. Fresh neutral décor and newly fitted carpets set the tone for the rest of the home. From here, a discreet floor hatch gives access to the basement which is an ideal spot for storage and keeps everything neatly tucked away.

The kitchen also enjoys a dual aspect which means lots of natural light and it offers direct access into the rear garden. It has been cleverly designed to complement the age and character of the home while still feeling modern thanks to shaker style cabinetry and stone effect work surfaces. There's plenty of storage, an integrated oven and hob, plus space for your freestanding appliances.

Heading upstairs, the first-floor landing leads to two bedrooms and a family bathroom. The master bedroom overlooks the front and benefits from fitted wardrobes. The bathroom is a surprisingly generous space with a white suite that includes a bath and separate shower cubicle, along with a built-in cupboard for handy extra storage.

Outside, the west-facing rear garden is a real stand-out feature. Established borders bring colour throughout the year and gated access leads back to the front. The lawn offers a great spot for children to play or for you to simply relax. There's also a wooden shed for additional storage. It's the perfect garden for summer entertaining, family time or enjoying a peaceful evening in the sunshine.

Families will appreciate being close to well-regarded schools including Grove Park Primary and The Westlands secondary school. Everyday essentials are conveniently nearby too with a service station close at hand and a parade of shops on Gadby Road just half a mile away.

If you love the outdoors, The Grove is only a short stroll away offering peaceful green space. The semi-rural village of Borden is also within easy reach and comes complete with a church, village pub, nature reserve and idyllic countryside walks.

Commuters will value Sittingbourne's high-speed rail connections to London St Pancras in around an hour. When it's time for leisure, you can enjoy The Light cinema, The Swallows Leisure Centre or Reynolds Gym and Spa.

Those who like to explore will enjoy the scenic Saxon Shore Way which winds through charming villages such as Upchurch, Lower Halstow, Iwade and Conyer. If a day by the sea sounds appealing, the Isle of Sheppey is just a short drive away with award-winning beaches and all the fun of a traditional seaside trip.

This is a fantastic chance to make a truly unique home your own in a well-connected location that offers charm, character and convenience all wrapped into one.

OUR TEAM



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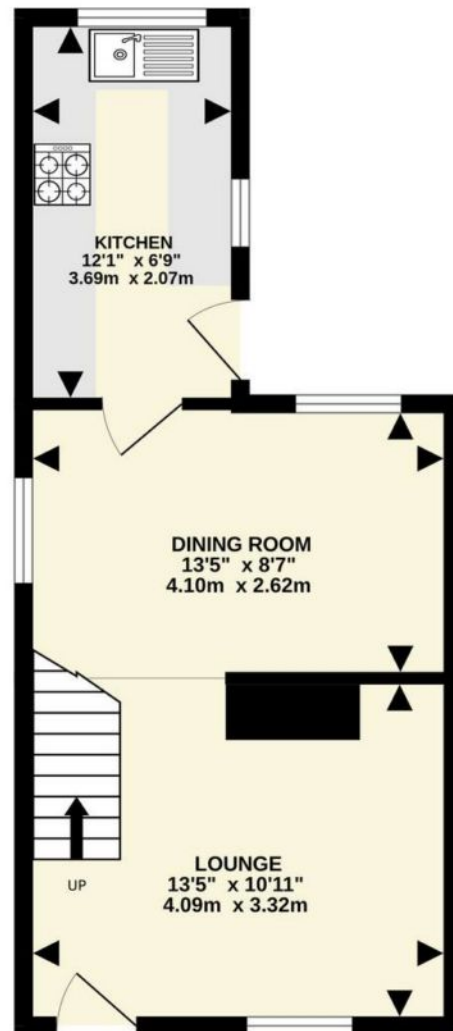


Stephen Hill
Accounts & Compliance
Manager

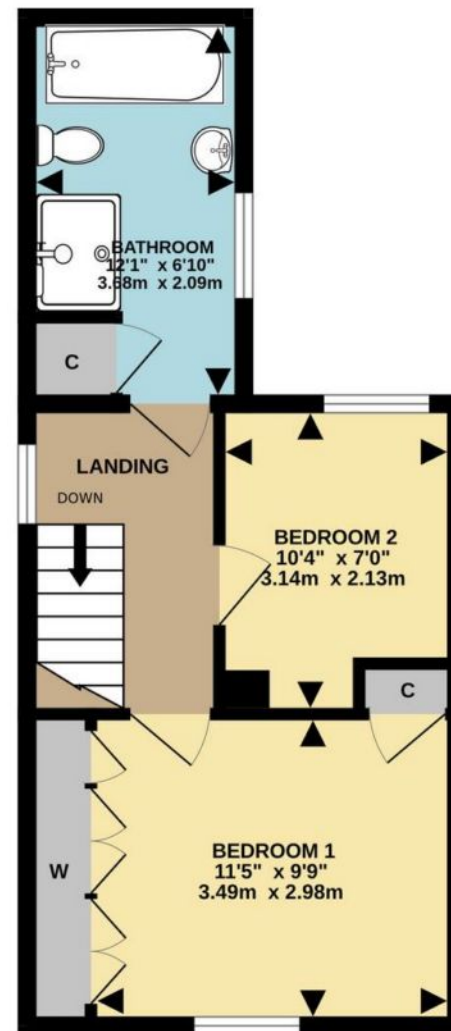




GROUND FLOOR
337 sq.ft. (31.3 sq.m.) approx.



1ST FLOOR
343 sq.ft. (31.8 sq.m.) approx.



TOTAL FLOOR AREA : 680 sq.ft. (63.1 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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FOR FULL DETAILS



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