



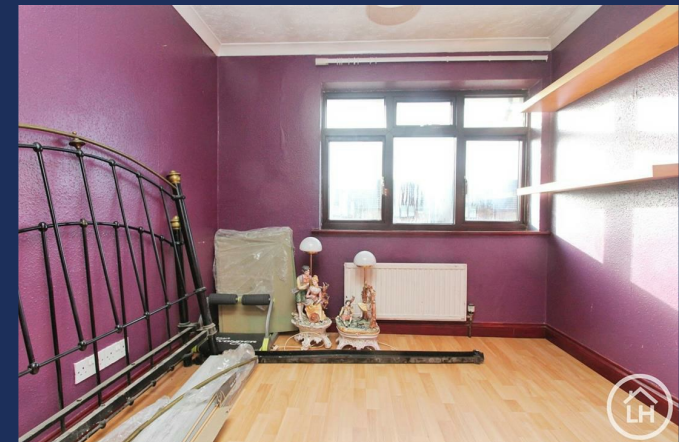
Frognal Gardens, Teynham
Offers Over £270,000

Key Features

- Three Well-Proportioned Bedrooms
- Rear Dining Area Overlooking Garden
- Scope to Improve
- Detached Garage with Additional Storage
- Walking Distance to Teynham Station
- Downstairs Wet Room
- Generous Parking Options
- Ideal for Downsizers or Semi-Rural Relocation
- EPC Rating C D (62 - Expired)
- Council Tax Band C

Property Summary

A rare opportunity to secure a spacious and well-positioned home in the heart of Teynham, offering a versatile layout, multiple parking options, and excellent potential to update and improve over time. With parking to the front and rear, a garage, and additional outdoor storage, this is an ideal long-term purchase for those seeking practicality and a quiet, community-focused setting — all within walking distance of local amenities and countryside walks.



Property Overview

Tucked away in the ever-popular Frogna! Gardens development, this generous three-bedroom home is ready to move into but would benefit from some modernisation, giving you the perfect chance to make it your own, room by room.

To the front, the property offers a block-paved driveway with space for 1–2 vehicles, while to the rear you'll find a detached garage with an additional private parking bay in front. The garage also features an extended area, ideal for storing tools, bikes, or gardening equipment.

Inside, the layout is practical and well-proportioned. The entrance hall leads to a spacious front-facing lounge and a separate kitchen and dining area, opening directly onto the garden, great for entertaining or relaxing with the doors open in summer. A ground floor wet room adds extra functionality, particularly for those seeking future-proof convenience.

Upstairs, there are three good-sized bedrooms and a family bathroom. Each room is light and neutral, offering a blank canvas to reconfigure or redecorate to your tastes.

Whether you're downsizing, relocating to be near family, or seeking a low-maintenance project with solid long-term value, this home offers comfort, scope, and position in equal measure.

About The Area

Frogna! Gardens is located within the desirable village of Teynham, a semi-rural spot nestled between Sittingbourne and Faversham that has become increasingly sought-after for its balance of countryside charm and commuter convenience.

The village itself offers a range of amenities including a mainline railway station (just 0.7 miles away), providing direct access to London Victoria and Dover Priory, making it ideal for those needing access to the capital or the coast. Teynham also boasts a Co-op convenience store, pharmacy, takeaway options, and a well-rated primary school — all within walking distance.

For more comprehensive shopping, dining and leisure facilities, both Sittingbourne and Faversham are just a short drive away. The nearby A2 and M2 roads offer excellent road links towards London, Canterbury, and beyond.

What sets Teynham apart is its proximity to the beautiful Kent countryside and coastal walks. You'll find easy access to local orchards, scenic cycle routes, and nature reserves like Oare Marshes and Saxon Shore Way, perfect for those who enjoy the outdoors.

Frogna! Gardens itself is a peaceful residential area popular with families and retirees alike, thanks to its quiet surroundings, neighbourly atmosphere, and easy access to green spaces and transport routes.

Lounge

16' x 11'11

Dining Room

8' x 10'3

Kitchen

10'10 x 8'4

Wet Room

3'9 x 10'5

Bedroom One

10' x 12'5

Bedroom Two

10'10 x 11'8

Bedroom Three

8'9 x 8'8

Bathroom

5'6 x 7'10

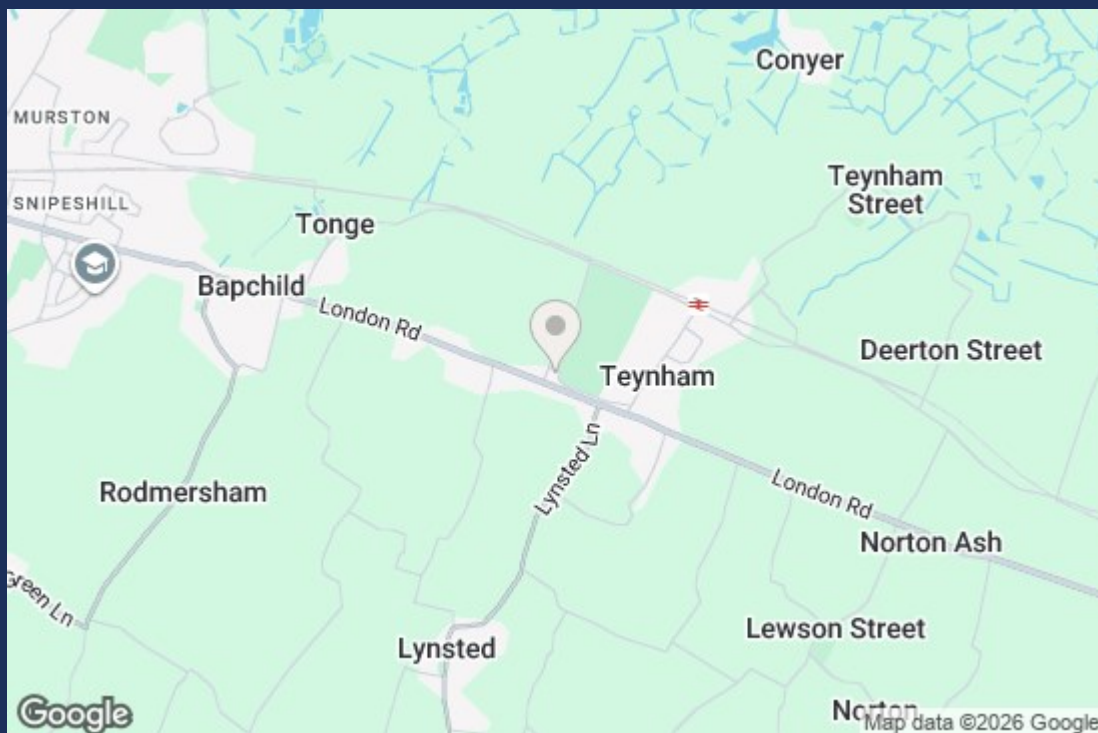
Garage

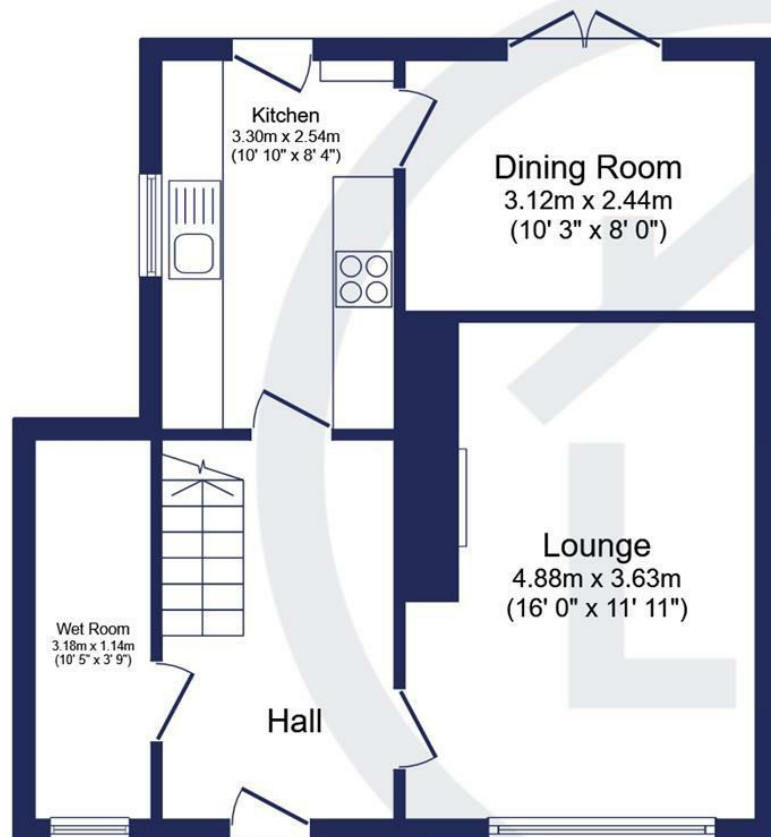
About LambornHill

Our agency has grown steadily over the years, built on a foundation of recommendations, reputation, and respect.

Since 2009, we have been helping buyers, sellers, landlords, and tenants navigate the property market in Sittingbourne and the wider Swale area. Our experienced team is dedicated to providing expert advice, tailored solutions, and a seamless property journey. With a strong local reputation built on trust and results, we are here to make your next move a success. Contact us today and experience the LambornHill difference.

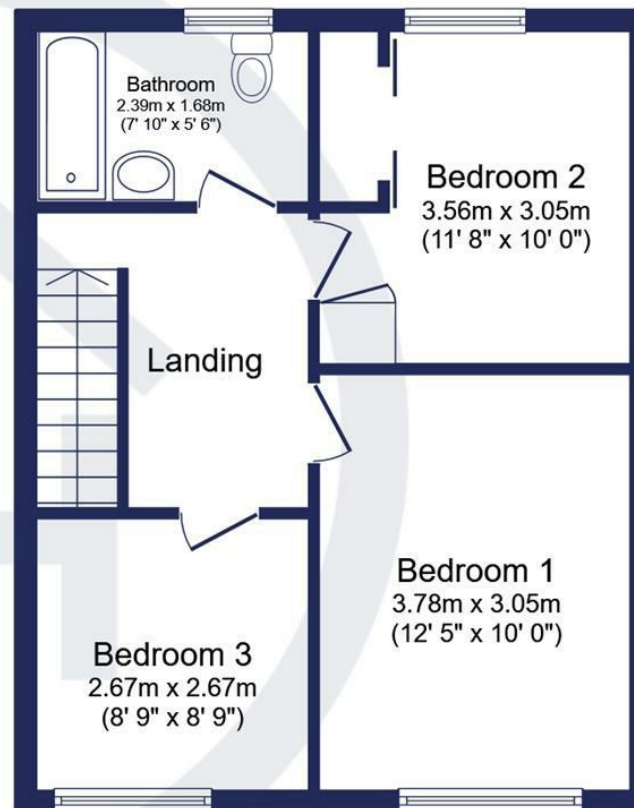
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Ground Floor

Floor area 47.9 sq.m. (516 sq.ft.)

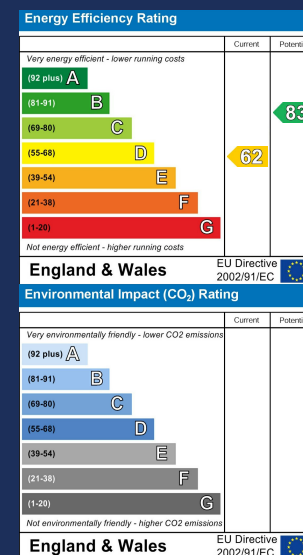


First Floor

Floor area 43.3 sq.m. (466 sq.ft.)

Total floor area: 91.2 sq.m. (981 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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