



Offers In Excess Of £425,000

Hop Garden Crescent, Newington, Sittingbourne

Bedrooms: 4 Living Spaces: 1 Bathrooms: 3



Summary of Hop Garden

This beautifully presented and deceptively spacious family home is arranged across three floors, offering a modern layout, generous room sizes, and a high-quality finish throughout – ideal for growing families or those seeking flexible living space.

Key Features

- Four Bedroom Semi-Detached House
- Modern family home
- Impressive principal bedroom suite
- Three additional well-proportioned bedrooms
- Sought-after village location
- Spacious lounge with excellent natural light
- Contemporary family bathroom plus downstairs W.C
- Car barn and drive way and attractive modern development setting
- EPC Rating B (85)
- Council Tax Band D



Property Description

This beautifully presented and deceptively spacious family home is arranged across three floors, offering a modern layout, generous room sizes, and a high-quality finish throughout, ideal for growing families or those seeking flexible living space.

Upon entering, you are welcomed by a bright and well-kept hallway with a convenient downstairs W.C. To the front of the home, the property opens up into a stunning kitchen/diner, finished to a high standard with quartz work tops and new kitchen and appliances all renovated in the last 2 years. Positioned to the rear of the home is a spacious lounge, offering a cosy yet airy feel with excellent natural light, perfect for relaxing or entertaining. This room truly acts as the heart of the home, with plenty of space for dining and direct access out to the rear garden via French doors, creating a seamless indoor-outdoor flow.

The first floor comprises three well-proportioned bedrooms, including two comfortable doubles and a further bedroom ideal for a child's room, guest space or home office. These are served by a modern family bathroom, finished in a clean and neutral style.

Occupying the entire top floor is an impressive principal bedroom suite, offering a generous and private retreat. This space benefits from bespoke build in wardrobes on both sides and a stylish en-suite shower room, making it an ideal sanctuary away from the main living areas.

Externally, the property continues to impress. To the rear is a well-maintained and generous garden, mainly laid to lawn with a patio seating area and a covered pergola – perfect for outdoor dining and entertaining. The garden offers a great balance of usable space and privacy, ideal for families and social gatherings alike. To the front, the property benefits from a car barn and driveway and an attractive setting overlooking open green space.

Overall, this is a superbly presented home offering space, style, and versatility in equal measure, ready for its next owners to move straight in and enjoy.

About The Area

Hop Garden Crescent is situated within a modern and highly regarded development in Newington, offering a perfect balance between village charm and everyday convenience. Newington itself is a popular Kent village, known for its welcoming community feel, local amenities, and excellent connectivity for commuters.

The village benefits from a range of essential amenities including a Co-op convenience store, local pubs, takeaway options, and a well-regarded primary school, making it particularly appealing for families and first-time buyers alike. For a wider selection of shops, restaurants, and leisure facilities, Sittingbourne town centre is just a short drive away.

For commuters, Newington train station is within easy reach and provides direct links into London Victoria, making it a strong choice for those needing access into the capital. Road connections are equally impressive, with the A2 nearby and easy access to the A249 linking to the M2 and M20, offering routes towards London, Maidstone, and the Kent coast.

The surrounding area also offers plenty of green spaces and countryside walks, ideal for those who enjoy outdoor living while still being well connected. Nearby parks and open areas provide great spots for families, dog walkers, and those simply looking to unwind.

Overall, Newington continues to be a sought-after location thanks to its blend of village lifestyle, commuter convenience, and strong community feel, making it an excellent place to call home.

Hallways -

Lounge

5.03m x 3.12m (16'6 x 10'3)

Kitchen / Diner

4.67m x 2.92m (15'4 x 9'7)

W/C

- First Floor

Bedroom Two

4.11m x 2.92m (13'6 x 9'7)

Bedroom Three

3.66m x 2.92m (12'0 x 9'7)

Bedroom Four

3.10m x 2.03m (10'2 x 6'8)

- Second Floor

Bedroom One

5.94m x 3.99m (19'6 x 13'1)

Ensuite

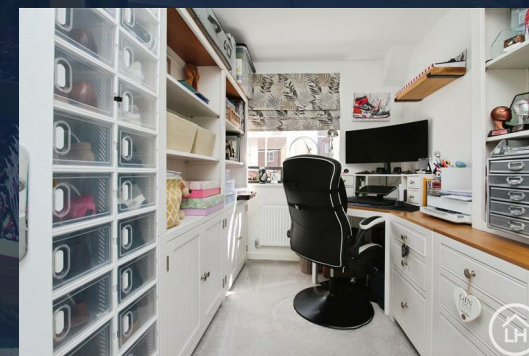
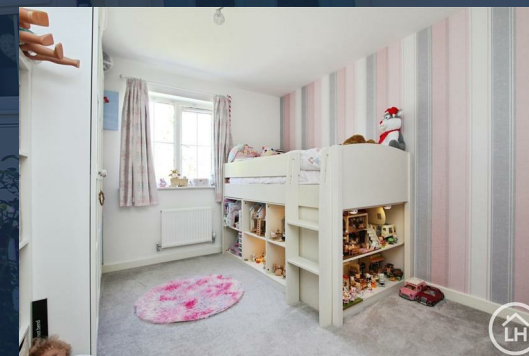
2.64m x 1.75m (8'8 x 5'9)

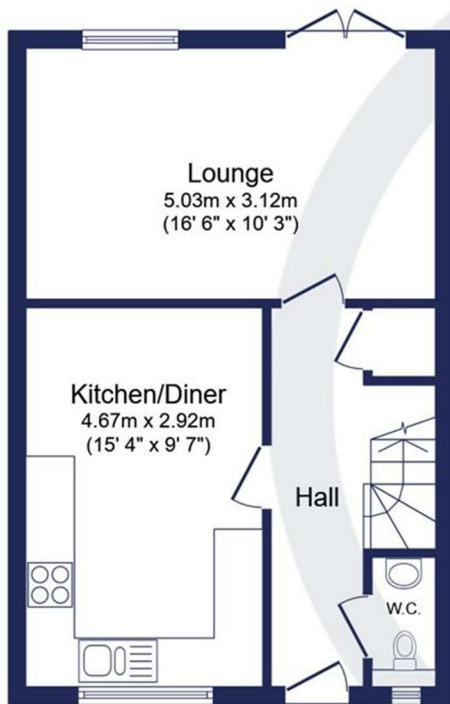
About LambornHill

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.

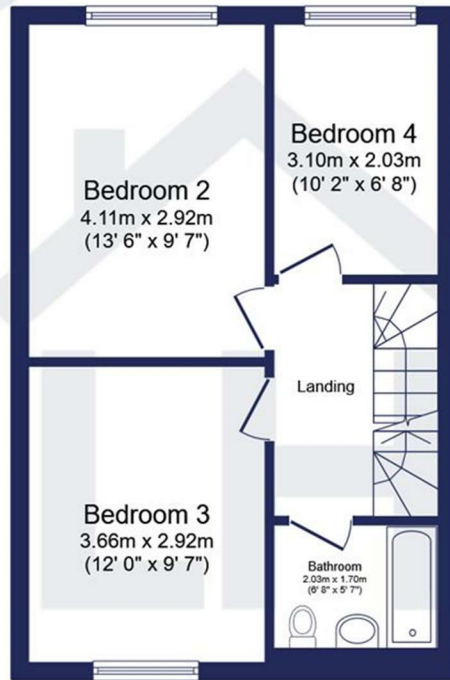
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Ground Floor

Floor area 39.8 sq.m. (428 sq.ft.)



First Floor

Floor area 39.8 sq.m. (428 sq.ft.)



Second Floor

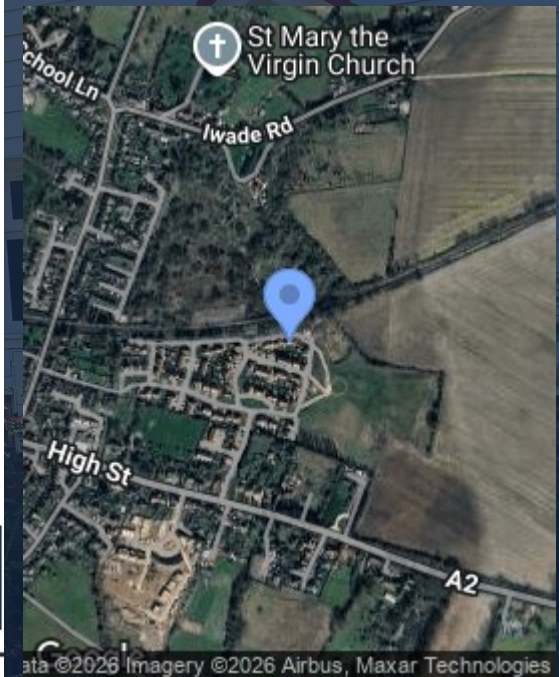
Floor area 30.9 sq.m. (333 sq.ft.)

Total floor area: 112.8 sq.m. (1,214 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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		85	
(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	



LambornHill have produced these details in good faith and believe they provide a fair and accurate description of the property being marketed. Following inspection and prior to financial commitment prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries, relating to specific points of importance for example condition of items, permissions, approvals and regulations. The accuracy of these details are not guaranteed and they do not form part of any contract.

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