



**Tudor Rose Cottage Chestnut Street  
Borden, Sittingbourne  
ME9 8DA  
£599,500**



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## Description

Tudor Rose cottage is a fine example of a Grade II listed semi-detached home. From its 17th century origins, possibly as a mediaeval hall house, timber framed with Wattle and Daub rendered infills, where accommodation was once shared with the animals! Laterally the cottage was extended and altered in Victorian times with arts and crafts influence with the addition of briquette fireplaces, loggia with brick columns and additional fenestration to the rear. This eclectic mix creates a charming home with cosy comfortable rooms set in a delightful plot in this semi rural location, backing onto a stable yard with excellent local hacking. Chestnut Street is almost a hamlet within Borden village to the west, excellent access to the A249 which connects Sittingbourne M2 and Maidstone M20. Borden has a Norman church, popular local school, pub and community centre with several new developments creating a vibrant community. The present owners have thoroughly enjoyed the last 22 years at Tudor Rose cottage where they have made significant improvements while still retaining the original charm.

## Location

The property is located on the outskirts of Borden, a village south-west of Sittingbourne, Kent, offers a blend of village charm and proximity to the larger town's amenities. It's characterised by its historic Parish Church, a Grade I listed building, and its growing residential area with new housing developments. Borden provides a peaceful, village atmosphere with access to amenities like a craft centre and the Sittingbourne Steam Railway. Borden is well-connected, with Sittingbourne's train station offering convenient access to London and other major cities. Major roads like the A2, M2, and M20 are also easily accessible, making it convenient for commuters and those who enjoy exploring the region. Sittingbourne town centre and railway station are approximately 2 miles away. There is a primary school in Borden Village and schools for children of all ages, including Grammar Schools, are available in Sittingbourne. The X3 bus route is approx 100m from the property, which runs once an hour which connects Maidstone/Sittingbourne/Faversham and Canterbury.

## Council Tax Band

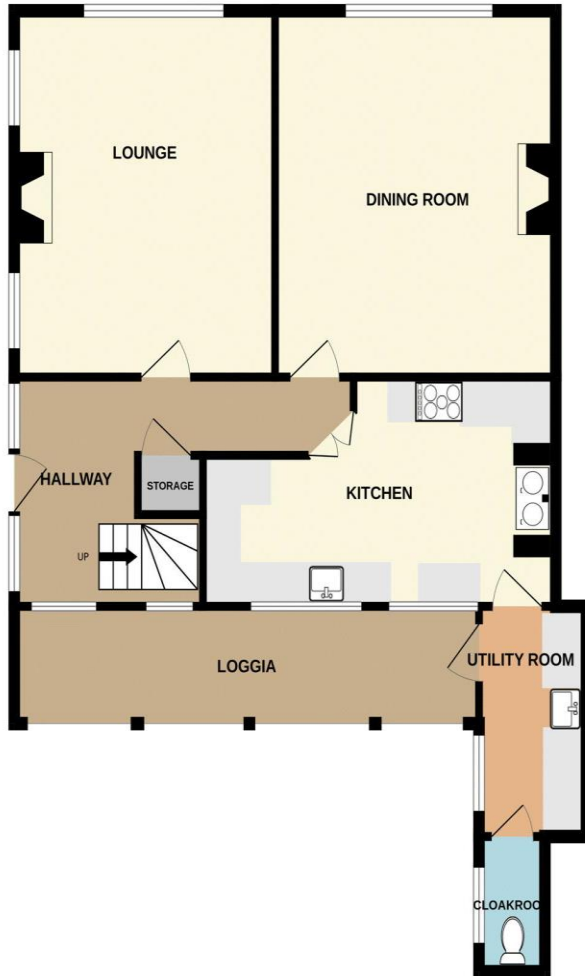
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## VIEWINGS STRICTLY BY APPOINTMENT

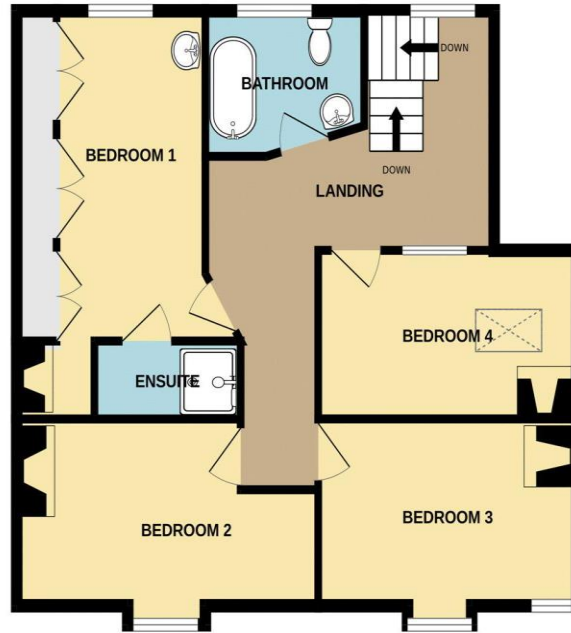
**Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.**



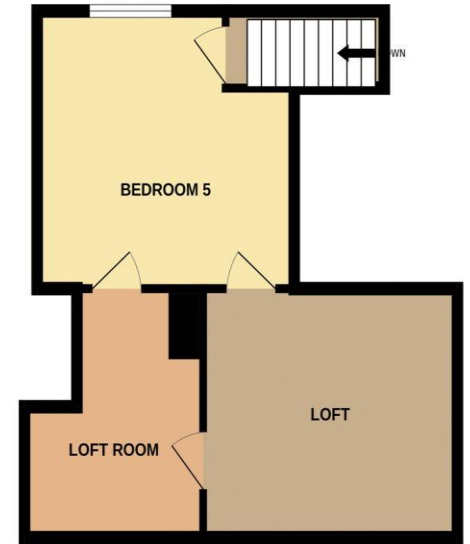
GROUND FLOOR  
900 sq.ft. (83.6 sq.m.) approx.



1ST FLOOR  
684 sq.ft. (63.5 sq.m.) approx.



2ND FLOOR  
398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA : 1982 sq.ft. (184.1 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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## ON THE GROUND FLOOR

### ENTRANCE HALL 10' 0" x 9' 0" (3.05m x 2.74m)

Braced entrance door with blackened furniture, and glazed side panel windows, heavily beamed, Tudor Rose motif, double aspect windows to the garden, stairs to first floor with timber balustrade and decorative newel post, pillared radiator, oak flooring, built-in cupboard under the stairs housing consumer unit.

### LOUNGE 16' 0" x 13' 4" (4.87m x 4.06m)

Imposing pillared Inglenook briquette fireplace with decorative display niches, hexagonal brick hearth, open grate and heavy bressummer beam, dual aspect windows, two pillared radiators to the front and side including a feature arched window, exposed beams, two wall light points, feature stained leaded light window.

### DINING ROOM 16' 3" x 14' 5" (4.95m x 4.39m)

Imposing pillared Register briquette fireplace with decorative display niches, hexagonal brick hearth and open grate, radiator, exposed beams, window to front.

### KITCHEN 18' 4" x 9' 8" (5.58m x 2.94m)

A range of high and low level units in oak with complimenting solid woodblock working surfaces, ceramic butler sink with brushed brass mixer taps, range cooker with 5 burner electric hob and extractor hood above, Rayburn Nouvelle enamelled stove with oven, warming drawer, twin hobs, back boiler which supplies central heating and domestic hot water throughout, and set in a brick surround, tiled granite

splashbacks, low voltage recessed lighting, window overlooking the rear garden.

### UTILITY 10' 0" x 5' 2" (3.05m x 1.57m)

A continuation of units from the kitchen with woodblock working surfaces, ceramic butler sink with brushed brass mixer tap, space for fridge, freezer, washing machine and dishwasher, natural riven stone tiled flooring, granite tiled splashbacks, window and stable door to rear garden, low voltage recessed lighting.

### CLOAKROOM

Natural riven stone tiled flooring, low level WC, radiator, low voltage recessed lighting, glazed window to side.

## ON THE FIRST FLOOR

### LANDING

Staircase to second floor with timber balustrade with decorative newel post, window to rear, southern aspect, built-in airing cupboard housing water cylinder, pillared radiator, access to roof space.

### BEDROOM 1 17' 10" x 10' 4" (5.43m x 3.15m)

Extensive range of built-in wardrobe cupboards and shelved display niche, large window to the rear allowing natural light to flood the room, southern aspect, vanity with ceramic bowl sink with mixer tap and cupboards beneath, granite tiled splashbacks, briquette style fireplace, door to:

### ENSUITE SHOWER

Exposed floorboards, step in shower cubicle with tiled surround and glass screen, heated towel rail, extractor fan.

### BEDROOM 2 15' 3" x 8' 9" (4.64m x 2.66m)

Oriel bay window to the front, vertical pillared radiator, briquette fireplace with display niche, exposed beams.

### BEDROOM 3 13' 0" x 8' 7" (3.96m x 2.61m)

Two windows to front (one being an oriel bay window), exposed beams, radiator, briquette fireplace.

### BEDROOM 4 13' 3" x 7' 2" (4.04m x 2.18m)

Velux window, exposed beams, radiator, briquette fireplace.

### BATHROOM 8' 0" x 6' 5" (2.44m x 1.95m)

Traditional Victorian style white and grey suite by Burlington with chrome fittings, low level WC, wash hand basin with cupboards beneath, rolltop bath with rainforest shower over, handheld shower, glass screen, window with deep sill to rear, southern aspect, chromium plated towel rail incorporating pillared radiator, ceramic tiled walls, walnut finish laminate flooring.

## ON THE SECOND FLOOR

### BEDROOM 5 13' 2" x 12' 2" (4.01m x 3.71m)

Exposed beams, window to rear, southern aspect, radiator, doors to loft space and walk in storage room with light.

### OUTSIDE

To the front of the property is a stunning walled boundary with coping stones, a lawned area well stocked with shrub borders, a 100 ft driveway for multiple cars leading to a double door gate to further



parking, a turning area and car port measuring 13'4" by 8'9". The south facing rear garden is 183 ft long and 40 ft wide, well stocked with Maple, Acer, Buddleia, Cherry, Chestnut, Hibiscus, Apple and Passion flower. It features an array of outbuildings including a workshop measuring 20'8" by 9'8" which has electric, light and power and incorporates a WC high level suite, a greenhouse, timber sheds and a pillared Loggia adjacent to the house, wood stores and brick built-BBQ. There is an outside tap, outside lighting, fully fenced and hedged boundaries, generous lawned area, concrete hardstanding to the rear with double gates providing extra parking and access to the property from the rear.

## Directions

Turn right into Sandling Lane. Straight across the mini roundabout.

At the roundabout take the first exit onto A249 towards Sheerness and M20.

Take the first exit onto A249

At the roundabout take the second exit onto A249 towards Ramsgate and Canterbury.

Continue for 7.5 miles, take the exit onto A2

At the roundabout take the fifth exit onto Chestnut Street 0.2 miles, at the roundabout, take the second exit onto Chestnut Street after 250 yards your destination is on the left.





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