



FOUNDATION

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Post Chaise, Hill Green Road, Stockbury, Sittingbourne ME9 7UN

4 BEDROOMS | 1 BATHROOM | 2 RECEPTIONS



Freehold



## Post Chaise, Hill Green Road, Stockbury, Sittingbourne ME9 7UN

- Detached Traditionally Styled Residence
- Almost 1900 Sq.Ft Of Versatile Accommodation
- Four Double Bedrooms & Large Bathroom
- Triple Aspect Sitting Room With Fireplace
- Recently Installed Modern Kitchen
- Driveway & Garage Which Could Be Converted STPC
- South Facing Landscaped Rear Garden
- Picturesque Village Between Sittingbourne & Maidstone

### SITUATION:

Stockbury is a charming village situated between Sittingbourne and Maidstone it has a popular local pub as well as a convenience store which has an award-winning butcher. The access to the motorway with links to London and the coast are exceptionally accessible from the village and high-speed links to London via National rail are available from Sittingbourne train station.

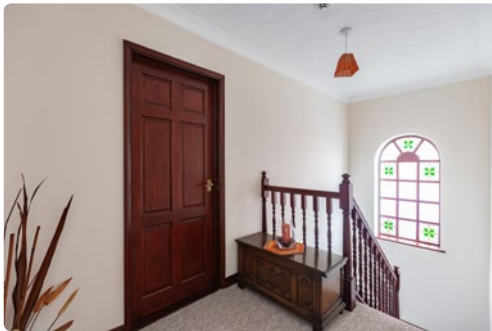
The nearby town of Sittingbourne offers a range of shopping, leisure, and recreational amenities, including swimming pool and various golf courses nearby. Sittingbourne has recently undergone regeneration with the introduction of a new hotel, bowling, cinema, and several family restaurants. The town has a mainline railway station with a regular connection to London Victoria, the high speed will also offer a direct service to London in less than 50 minutes. The area also offers a good selection of primary and secondary schools including Borden Grammar School.

The nearby village of Leeds approx. 7 miles away is host to Leeds Castle, over 900 years old and set within over 500 acres of beautiful park-like grounds, the castle is known as 'the loveliest castle in the world' and is a draw for tourists from all over the world.

For a far wider range of amenities, the nearby county town of Maidstone less than ten miles away, offers a fine selection of shopping, educational and recreational facilities, including several grammar schools, Fremlin Walk Shopping Centre, three stations and a hospital.

The charming nearby market town of Faversham, offers a wide range of high street shops and independent retailers which adorn its attractive high street and its bustling market square. The town also offers excellent leisure facilities with an indoor and outdoor swimming pool, a cinema, a large park and recreation ground, a museum and numerous pubs and restaurants.





#### DESCRIPTION:

Built in the late 1980's this detached property offers almost 1900 sq.ft of beautifully presented, versatile accommodation which includes an integral garage. It has seen numerous improvements over recent years including the installation of a new kitchen which integrates all main appliances, the current owners have also carefully landscaped the south facing rear garden to offer a peaceful and private sanctuary.



Post Chaise occupies a peaceful location in the heart of Stockbury village just moments from the local convenience store, play area and country pub, with an abundance of community activities and clubs that can be enjoyed and include cricket, golf, boules, pétanque and gardening. There is a weekly bus that connects with local towns and points of interest, however travelling independently, allows one to be at the Kent coast or the Cathedral City of Canterbury within half an hour.

The front door opens into a spacious entrance hall, with cloakroom and stairs to the first floor, light floods through from the beautiful arched window found on the stairwell. This leads through to a triple aspect 26 ft sitting room which is a spectacular space with a beautiful ornate open fireplace and French doors to the south facing garden.

Alongside the sitting room there is a kitchen breakfast room with an array of contemporary fitted units which integrate a dishwasher, washing machine, fridge freezer and electric oven and hob. There is enough room for a breakfast room table whilst there is also access to the sun terrace.

The downstairs space is further enhanced by a bay fronted formal dining room which overlooks the front drive.

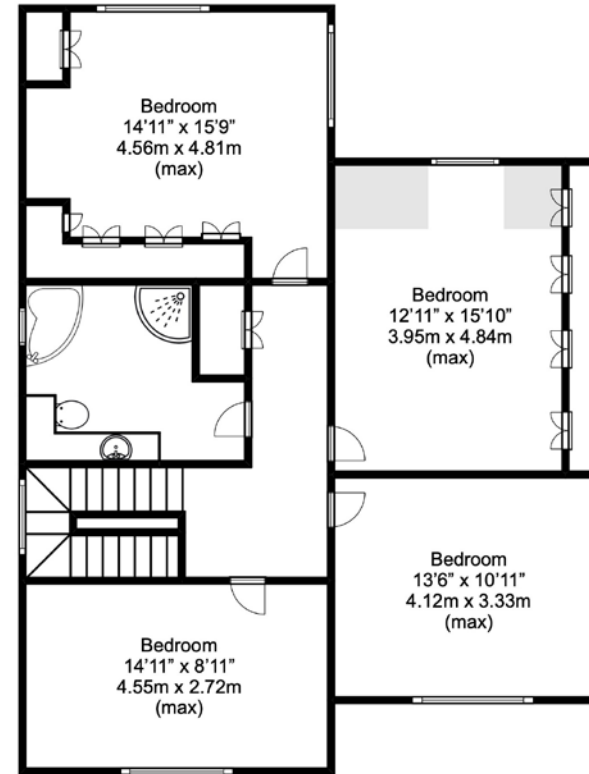
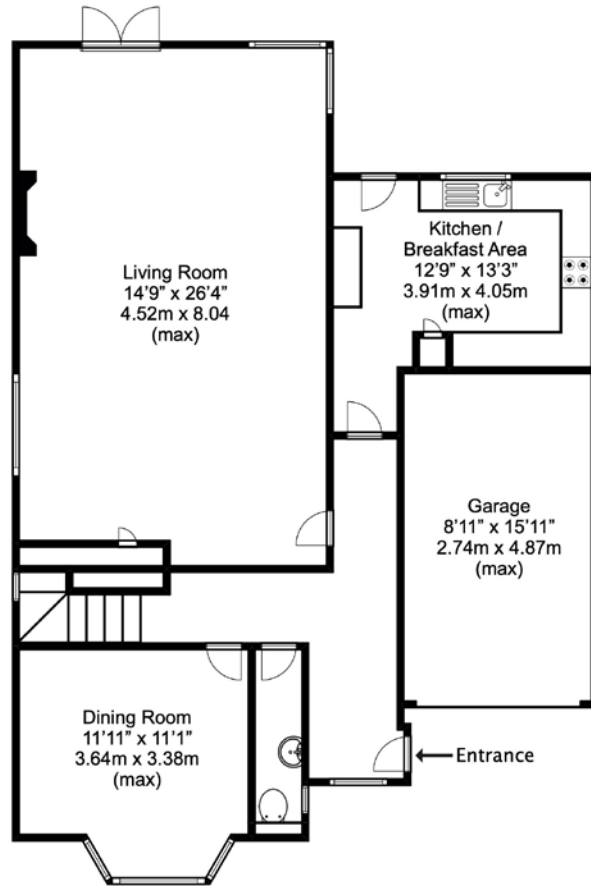
To the first floor one will find four generously proportioned double bedrooms and a well-appointed family bathroom complete with a

corner bath and separate shower. The main dual aspect bedroom has an expanse of fitted wardrobes and is large enough to add an ensuite shower room.

#### OUTSIDE:

The tile hung façade is particularly attractive with dark framed windows and doors which are complemented by a Kent peg tiled roof. The driveway provides parking for several cars and leads to the integral garage which offers the potential to be converted STPC.

The south facing rear garden is an enchanting space surrounded by mature shrubs and young trees providing privacy and delicate shade. The current owners have carefully landscaped the space and incorporated a pond attracting an abundance of wildlife, the patio runs along the rear of the property with plenty of space for alfresco dining, whilst the lawn is bordered by attractive flowers and small plants.



TOTAL FLOOR AREA: 1873 sq. ft (174 sq. m)



EPC RATING  
D



COUNCIL TAX BAND  
G



GENERAL INFORMATION  
Oil Fuelled central heating & private Drainage

Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD

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