



Price Guide £475,000

Wards Hill Road, Minster On Sea, Sheerness



2



2



1





# Summary of Wards Hill Road

GUIDE PRICE \*\*\* £475,000 - £500,000 \*\*\*

Set on an exceptional double-width plot with beautifully landscaped gardens approaching a quarter of an acre (0.22 acres), this charming detached bungalow offers a rare opportunity to enjoy countryside-style living within easy reach of local amenities. Formerly a three-bedroom home and easily returned to its original layout, the property boasts generous living accommodation, a substantial double garage, extensive parking, and breathtaking views across its mature wildlife-friendly gardens. A true haven for keen gardeners and those seeking space, privacy and tranquillity.

## Key Features

- Detached bungalow occupying a substantial double-width plot
- Formerly a three-bedroom home, easily reinstated if required
- Beautiful mature gardens approaching a quarter of an acre
- Stunning landscaped views across the rear gardens
- Large patio terrace spanning the width of the property
- Wildlife pond and meadow garden areas
- Modern combination of gas central heating & energy-efficient infrared heating system
- Extensive off-road parking in a sought-after Minster-on-Sea location
- EPC Rating D (67)
- Council Tax Band D





## Property Overview

Occupying a prominent position on sought-after Wards Hill Road, this warm and welcoming detached bungalow sits on an impressive double plot, creating a wonderful sense of space both inside and out.

The accommodation is currently arranged as a spacious two-bedroom home, with the principal bedroom having been enlarged by combining two former bedrooms. For those requiring additional accommodation, the layout could be readily converted back to a three-bedroom configuration with minimal alteration.

At the heart of the home is a generous lounge, where a striking feature fireplace creates a cosy focal point. The room also benefits from a modern infrared heating system, providing an energy-efficient and comfortable living environment throughout the year. Large windows flood the property with natural light, enhancing the welcoming atmosphere that is evident throughout the home.

The kitchen and dining areas offer practical and sociable spaces for everyday living and entertaining, while the family bathroom has been tastefully updated with a contemporary suite.

Externally, the property truly comes into its own. A substantial patio spans the rear of the bungalow, providing the perfect vantage point from which to enjoy the magnificent gardens and far-reaching landscaped views. The grounds have been thoughtfully cultivated for nature lovers and keen gardeners alike, featuring areas of meadow grass, a wildlife pond, mature planting, specimen trees and numerous seating areas to enjoy the peaceful surroundings.

Further benefits include extensive off-road parking, a large double garage, utility/storage space and a highly desirable position within one of Minster's most established residential locations.

A unique home offering space, flexibility and a remarkable garden setting that must be seen to be fully appreciated.

## About The Area

Wards Hill Road is one of Minster-on-Sea's most desirable residential locations, offering a peaceful setting while remaining conveniently close to everyday amenities. The nearby village centre provides a range of shops, cafés, supermarkets and healthcare facilities, while families benefit from a selection of well-regarded primary and secondary schools.

The area is renowned for its coastal walks, countryside surroundings and strong sense of community. Minster's seafront and promenade are only a short distance away, providing miles of coastline to enjoy throughout the year. For commuters, Sheerness railway station offers connections to Sittingbourne and London,

whilst the A249 provides straightforward road access to the M2, M20 and wider motorway network.

Combining coastal charm, countryside views and excellent local amenities, Minster-on-Sea remains one of the Isle of Sheppey's most sought-after places to call home.

## Porch

## Lounge

5.21m x 5.00m (17'1 x 16'5)

## Hallway

## Dining Room

3.51m x 2.49m (11'6 x 8'2 )

## Kitchen

4.19m x 3.51m (13'9 x 11'6)

## Bedroom One

4.80m x 3.40m (15'9 x 11'2)

## Bedroom Two

4.29m x 3.00m (14'1 x 9'10)

## Bathroom

3.00m x 2.59m (9'10 x 8'6)

## Double Garage

6.20m x 5.69m (20'4 x 18'8)

## Utility room / Storage Room

5.79m x 2.31m (19'0 x 7'7)

## About LambornHill

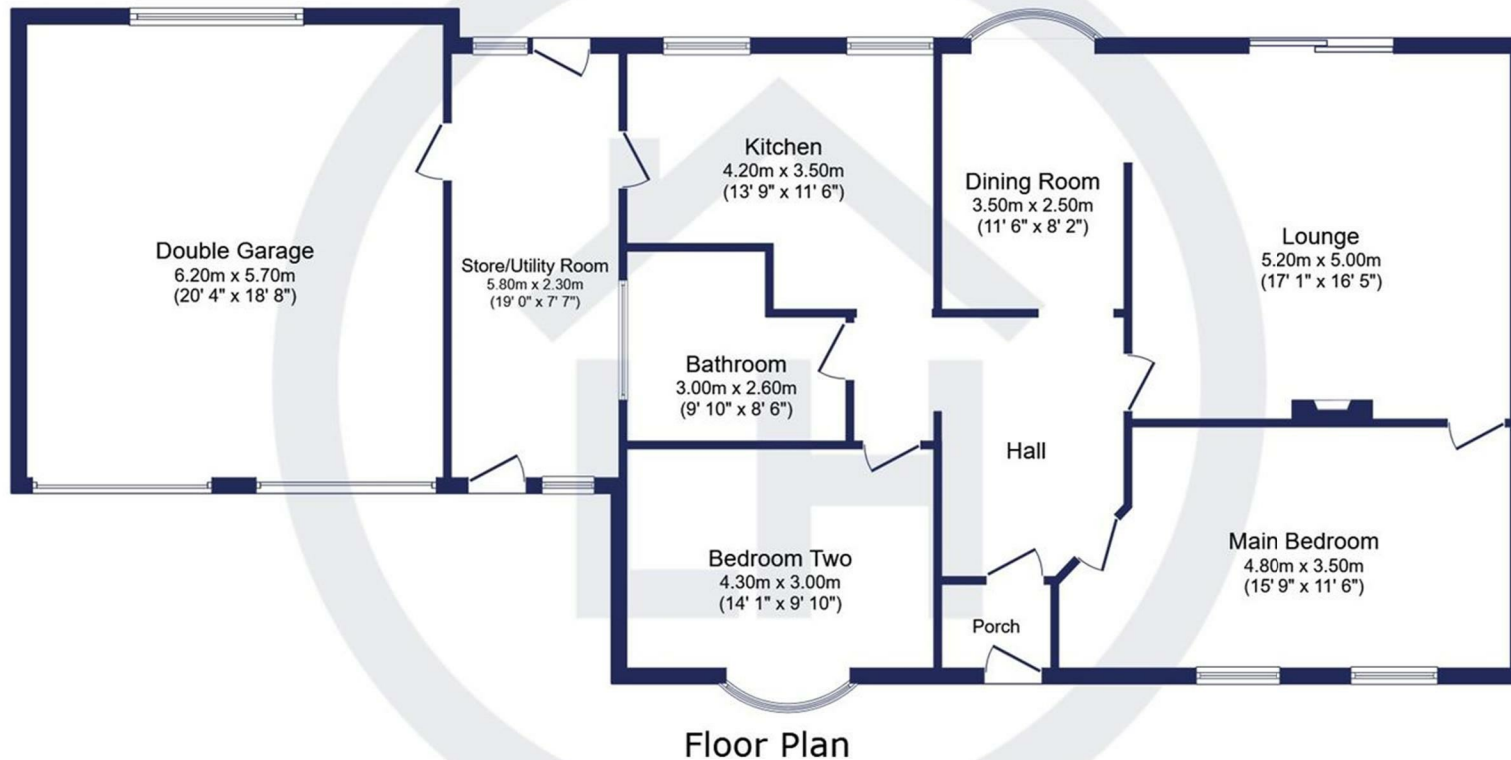
Our agency has grown steadily over the years, built on a foundation of recommendations, reputation, and respect.

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.

**- Lets Keep It Local Lets Keep It LambornHill**







Total floor area: 156.8 sq.m. (1,687 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

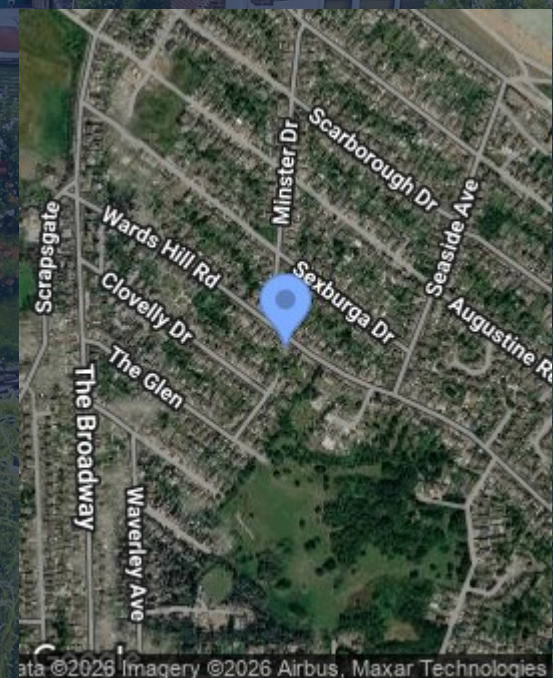


## Energy Efficiency Rating

|                                             | Current   | Potential |
|---------------------------------------------|-----------|-----------|
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           |           |
| (81-91) <b>B</b>                            |           | <b>82</b> |
| (69-80) <b>C</b>                            |           |           |
| (55-68) <b>D</b>                            | <b>67</b> |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           |           |
| (1-20) <b>G</b>                             |           |           |
| 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.

19-21 West Street, Sittingbourne, Kent, ME10 1AJ

T: 01795 293000

sittingbourne@lambornhill.com

www.lambornhill.com

