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Merriefield, The Street, Wormshill, Sittingbourne, ME9 0TU

4 BEDROOMS | 2 BATHROOMS | 2 RECEPTIONS

Freehold



Merriefield, The Street, Wormshill, Sittingbourne, ME9 0TU

- Substantial Semi Detached Family Home
- Over 1900 Sq.Ft Of Accommodation
- Four Double Bedrooms & Two Bathrooms
- Open Plan Living Ares & Conservatory
- 200 Ft Rear Garden With Mature Trees
- 0.23 Acres Of Grounds
- Extensive Driveway & Integral Garage
- Desirable & Peaceful Village Location

SITUATION:

This desirable family home is situated in the rural village of Wormshill, nestled within the Kentish North Downs, an Area of Outstanding Natural Beauty. The village offers a hall, historic church, traditional public house and an abundance of picturesque countryside walks, all set against beautiful surrounding scenery. For families, Milstead and Frinsted Primary School is located in nearby Milstead, with a wide choice of secondary and grammar schools available in Maidstone and Sittingbourne.

The property is conveniently positioned between the M2 and M20, making travel to London and the Kent coast straightforward. Nearby Lenham offers a charming village square with independent shops, cafés and public houses, together with a mainline railway station. Bearsted is also within easy reach, with its attractive village green, local shops, restaurants and medical centre, while the railway station provides connections

along the same line towards Maidstone, Hollingbourne, Harrietsham and Lenham.

Sittingbourne offers a comprehensive range of shopping, leisure and recreational amenities, including a swimming pool, cinema, bowling and a selection of family restaurants, together with several nearby golf courses. Its mainline station provides regular services to London Victoria, as well as high-speed connections to London St Pancras in around 59 minutes.

The charming market town of Faversham, approximately nine miles away, boasts an attractive high street lined with independent retailers, a bustling market square and excellent leisure facilities, including indoor and outdoor swimming pools, a cinema, large parks, a museum and numerous pubs and restaurants.



DESCRIPTION:

A substantial four bedroomed semi-detached family home offering over 1,900 sq.ft of thoughtfully extended accommodation, occupying a generous 0.23 acre plot of grounds within the sought-after village of Wormshill.

Built in the 1950s, Merrifield has remained with one family for the past five decades and has been lovingly maintained, creatively reconfigured and extended over the years. The result is a wonderfully versatile home with a natural flow, offering open-plan living with clearly defined zones for relaxing, dining and cooking.



The property enjoys a delightful setting within a close-knit village community, with excellent access to Sittingbourne, Maidstone and the motorway network. Set back from the road, the property is approached via a long, paved driveway providing extensive parking for over half a dozen cars. The front door opens into a pitched entrance porch,

which in turn leads to the reception hall with stairs rising to the first floor.

The open-plan living room is a particularly inviting space, centred around a multi-fuel stove set within the chimney breast. This flows beautifully into the dining area, which enjoys a lovely outlook over the garden through the double-glazed conservatory. The dining room is open to the kitchen, with the breakfast bar providing a natural division between the two areas. The kitchen has an array of wall and floor units surrounding the main appliances, offering a practical and sociable space for family life.

A convenient ground floor WC is positioned between the kitchen and garage. The garage has been creatively utilised as a utility area, with space for gym equipment and storage, whilst also offering potential for further conversion depending on individual requirements. To the first floor, there are four double

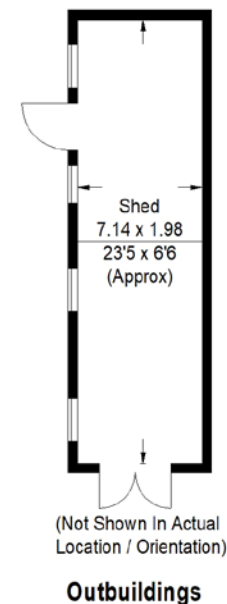
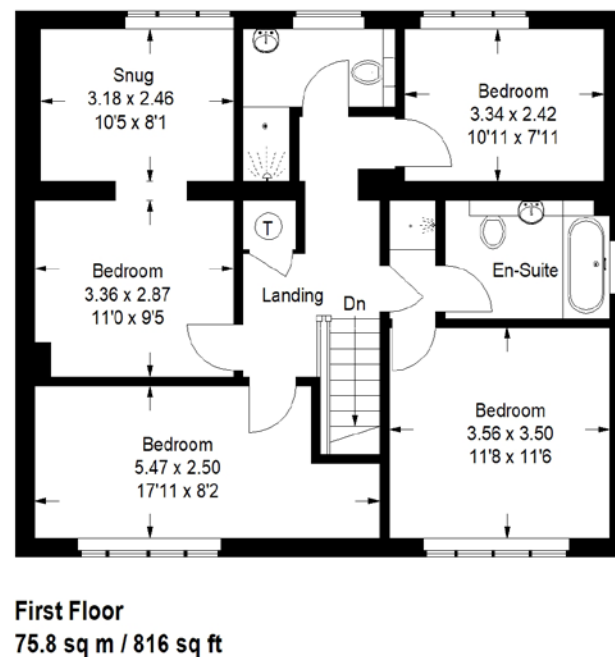
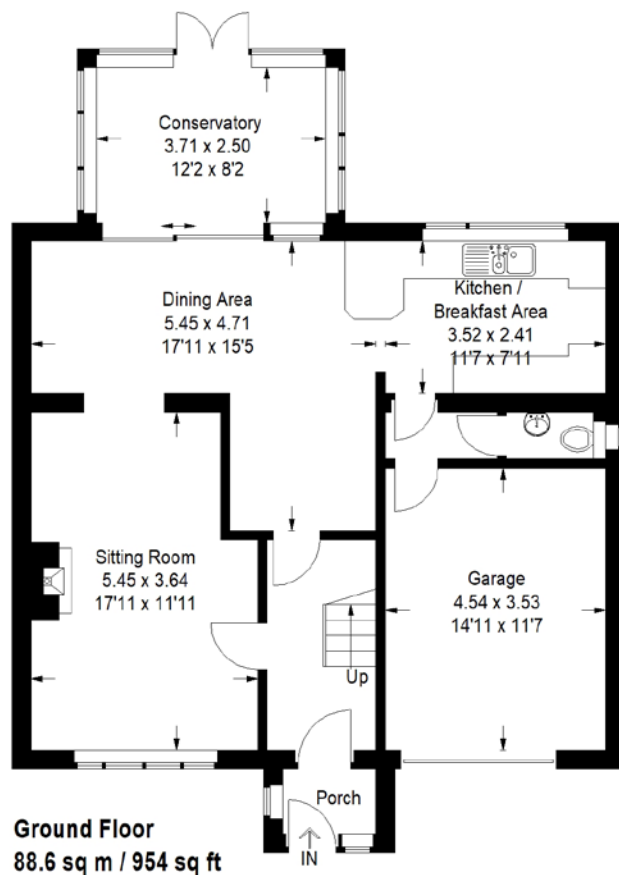
bedrooms and a well-appointed family shower room. The principal bedroom is a generous space with the added luxury of an en-suite bathroom, complete with a separate shower enclosure.

OUTSIDE: Merrifield occupies a generous 0.23 acre plot, with extensive parking to the front and a delightful rear garden extending to approximately 200ft. The garden is predominantly laid to lawn, enclosed by fencing and enhanced by mature trees, creating a lovely sense of privacy and seclusion. A sandstone patio is accessed directly from the conservatory, providing an ideal setting for outdoor dining and enjoying the garden throughout the warmer months.

A much-loved family home with a wonderful sense of space, a thoughtfully designed layout and a generous garden, Merrifield offers a rare combination of versatile accommodation, extensive parking and a desirable village setting.







TOTAL FLOOR AREA: 1924 sq. ft (178 sq. m)
HOUSE: 1770 sq. ft (164 sq. m)
GARAGE: 154sq. ft (14 sq. m)



EPC RATING
D



COUNCIL TAX BAND
E



GENERAL INFORMATION
Oil Fuel & Electric Immersion heating
Private drainage

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

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