



Price Guide £525,000

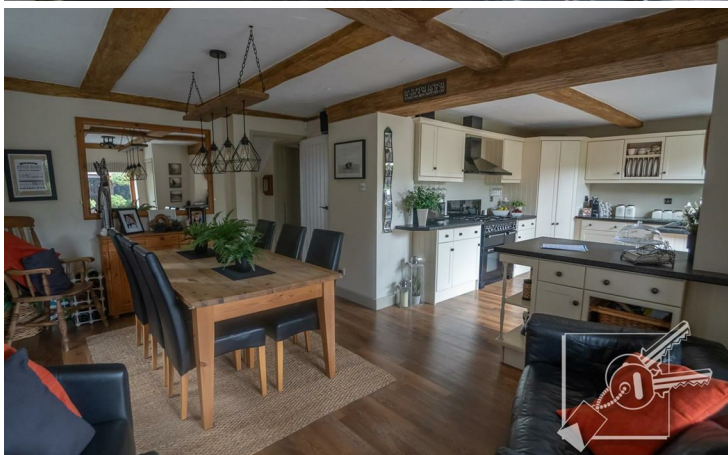
3 Ostlers Court, Taylors Lane,  
Higham, Rochester, ME3 7AY



- SOLD BY SEALEYS WALKER JARVIS
- Double Garage & Parking, Countryside Location
- Vaulted Beamed Ceilings, Ground Floor Cloakroom
- Bespoke Fitted Kitchen/Diner With Fitted Appliances



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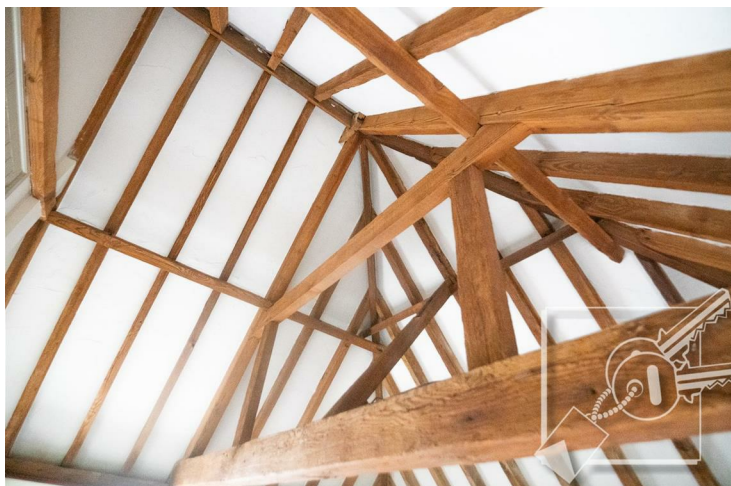


### DESCRIPTION:

£525,000-£550,000 This three bedroom, end of terrace country residence would ideally suit someone who is looking for a lifestyle of peace and tranquility, yet within easy access of local amenities. Located in a secluded private courtyard of similar style properties, we think you will be impressed with what is on offer here. Offering a blend of charm and character as soon as you enter through the front door, the property offers sizeable accommodation throughout, including a comfortable lounge which is ideal for relaxing and unwinding with the family and friends.

The main hub of the home has to be the open plan kitchen/dining room, which again is an ideal space for spending family time or entertaining guests, whilst carrying out your culinary skills. There is the added convenience of a ground floor cloakroom. On ascending to the first floor, the property boasts three double bedrooms each with their own wardrobes and feature vaulted ceilings providing a greater feeling of space and character. Bedroom One includes an en-suite shower room, for added convenience. The family bathroom is on this level too.

Outside there is secluded courtyard garden., providing a peaceful haven and is ideal for alfresco dining in the summer time. There is also a double garage along with visitor parking.



## LOCATION:

Ostlers Court is located off Taylors Lane, in Lower Higham within a small private development, on the edge of farmland and surrounded by open countryside. Just moments away from Higham Station, and links to the A2, M2, M20 and M25, it is ideal for those who commute. The property is also conveniently within easy reach of the Medway towns and Gravesend town centre. Higham Primary School is located on School Lane and there is also a range of other primary, secondary and grammar schools within the catchment area including the famous and exceptional Gads Hill, an independent day school. You will find a choice of local shops and facilities in the main village, where you can pick up your everyday essentials or enjoy a pint in the local pub. If you fancy a walk in the park, Shorne Country Park is close by and there are plenty of countryside walks on the doorstep plus dog parks for exercising your beloved pets.

## FRONTAGE:

The property is approached by an inviting gravelled drive with plenty of surrounding greenery. You will see the double garage opposite the property, where there is space to park two cars in front of the garage doors. There is also a designated parking area for guests. An open plan front garden with grass and evergreens sits in front of the property and there is access to the front door which leads you into the hall.

## HALL:

An oak style front door leading into an inviting space with wood flooring. Handy understairs storage cupboard.

## CLOAKROOM:

Double glazed window to side, radiator, modern suite comprising, wash basin and low level w.c., wood flooring, radiator.

## LOUNGE:

A comfortable yet generous size room, designed for relaxation with a south facing double glazed window to front, radiator, carpet, brick fireplace and wooden beams creating character.

## KITCHEN/DINING:

The main hub of the home. An L shaped room with distinct kitchen and dining area. A bespoke well fitted kitchen with an extensive range of fitted wall and base cupboards and ample work surface space. Sink and drainer with mixer tap, range style cooker to remain with fitted canopy extractor hood above, integrated fridge/freezer, integrated dishwasher and integrated pull out larder unit. Room dividing unit/ breakfast bar with built in storage. . Window overlooking the courtyard garden and double glazed double doors leading out to the garden. Open to double aspect dining area, with double glazed window to rear overlooking the gardens and double glazed window to side, plenty of space for dining table and chairs, built in laundry cupboard with plumbing for washing machine.



### STAIRS/LANDING:

Turning staircase with carpet, two double glazed south facing windows to front. Built in cupboard housing boiler for hot water and central heating, further cupboard housing hot water cylinder and immersion heater.

### BEDROOM ONE:

A double aspect room with a view over farmland from one side. Double windows each side, vaulted beamed ceiling, fitted mirror front wardrobes, carpet, radiator. Door to:

### EN-SUITE SHOWER ROOM:

Vaulted beamed ceiling. Three piece suite comprising shower cubicle, vanity wash basin, low level w.c., heated towel rail, laminate floor, part tiled walls.

### BEDROOM 2:

Another double room with double glazed window to front, vaulted beamed ceiling, radiator, carpet, fitted mirror front wardrobe.

### BEDROOM 3:

A double room with, double glazed window to side, carpet, vaulted beamed ceiling, built wardrobe.

### BATHROOM:

Double glazed window to rear, white suite comprising panelled bath, vanity wash basin, low level w.c with built in cistern and, heated towel rail, laminate floor, part tiled walls.

### REAR GARDEN:

An enclosed, attractive secluded courtyard garden, with screening hedges, shrubs and bushes. Paved for easy maintenance, pergola with seating area, external power point and lighting. Side gate.

### TENURE:

Freehold.

We understand each of the residence contribute towards the cost of maintaining the gravelled drive.

### LOCAL AUTHORITY:

Gravesham Borough Council

Council Tax Band E £1, 597.27 for years 2025-2026

### SERVICES:

Gas, Electricity, Mains Drainage, Mains Water.

### LOCAL LAND SEARCH

There are 7 local land charges for your search area. Your free search reference is: 3488577





## Energy Efficiency Rating

|                                                    | Current                    | Potential                                                                           |
|----------------------------------------------------|----------------------------|-------------------------------------------------------------------------------------|
| <i>Very energy efficient - lower running costs</i> |                            |                                                                                     |
| (92 plus) <b>A</b>                                 |                            |                                                                                     |
| (81-91) <b>B</b>                                   |                            |                                                                                     |
| (69-80) <b>C</b>                                   | 69                         | 75                                                                                  |
| (55-68) <b>D</b>                                   |                            |                                                                                     |
| (39-54) <b>E</b>                                   |                            |                                                                                     |
| (21-38) <b>F</b>                                   |                            |                                                                                     |
| (1-20) <b>G</b>                                    |                            |                                                                                     |
| <i>Not energy efficient - higher running costs</i> |                            |                                                                                     |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |  |

Garage

Ground Floor

First Floor



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