



Guide Price
£825,000

Freehold

5x  4x  2x 

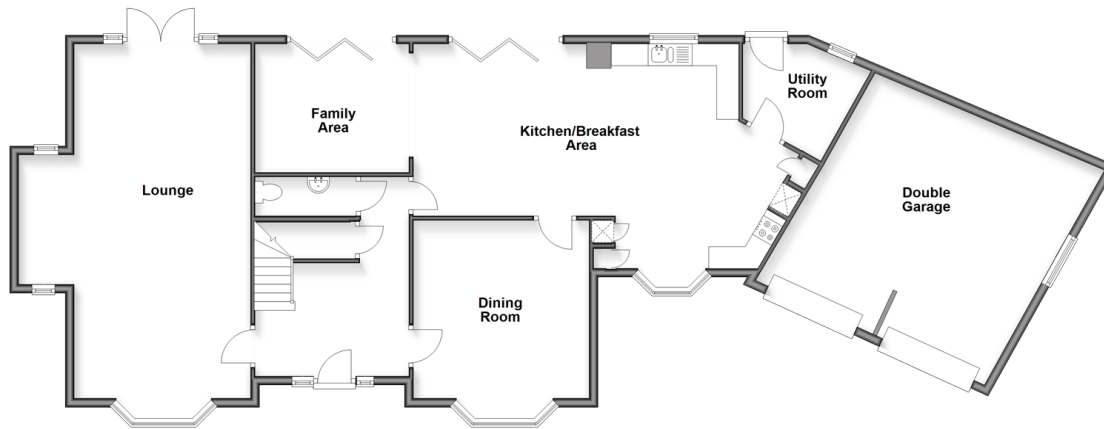
**Oak Tree Close,
Eastchurch, Kent, ME12**

OVER 60?

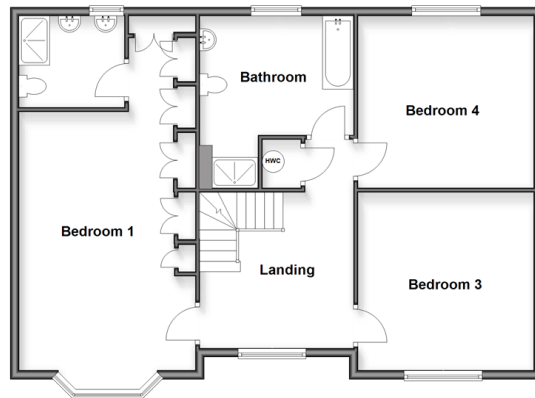
Secure this property
for up to **59% less!**

Wards
Helping you move forwards

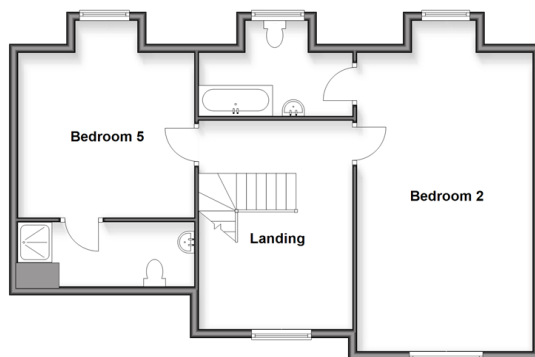
Ground Floor
Approx. 156.2 sq. metres (1681.1 sq. feet)



First Floor
Approx. 93.4 sq. metres (1005.5 sq. feet)



Second Floor
Approx. 75.3 sq. metres (810.1 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall

Downstairs Cloakroom: 6'4 x 3'2 (1.93m x 0.97m)

Lounge: 29'2 x 17'9 (8.90m x 5.41m)

Dining Room: 15'6 x 12'9 (4.73m x 3.89m)

Kitchen/Breakfast Room/Family : 43'1 x 19'0 (13.14m x 5.80m)

Utility Room: 9'9 x 7'2 (2.97m x 2.19m)

FIRST FLOOR

Landing

Bedroom 1: 22'1 x 13'2 (6.74m x 4.02m)

En-suite Shower Room: 7'9 x 6'9 (2.36m x 2.06m)

Bedroom 3: 13'2 x 12'9 (4.02m x 3.89m)

Bedroom 4: 13'5 x 11'3 (4.09m x 3.43m)

Bathroom: 12'4 x 11'3 (3.76m x 3.43m)

SECOND FLOOR

Landing

Bedroom 2: 25'7 x 13'0 (7.80m x 3.97m)

En-suite Bathroom: 11'3 x 7'9 (3.43m x 2.36m)

Bedroom 5: 14'6 x 13'1 (4.42m x 3.99m)

En-suite Shower Room: 10'2 x 4'8 (3.10m x 1.42m)

OUTSIDE

Front Driveway

Front Garden

Double Garage: 20'5 x 18'7 (6.23m x 5.67m)

Rear Garden



Main features

- Large sweeping driveway for multiple cars plus a double garage
- Immaculate throughout with stylish kitchen with integrated appliances
- Family bathroom plus 3 en-suites
- Fabulous size front and rear gardens
- One of the largest plots on the prestigious Kingsborough Manor
- Stunning estuary views



Nearest Schools

Primary Schools: Eastchurch C of E Primary 0.9 miles, Minster in Sheppey Primary 1.5 miles

Secondary Schools: Leigh Academy 2.3 miles, Meadowfield School 6.6 miles



Transport Information

Train Stations: Queenborough 3.8 miles, Sheerness-on-Sea 3.9 miles, Swale 4.3 miles



Address

Oak Tree Close, Eastchurch, Kent, ME12



Directions

For directions to this property please contact us.



Wards
Helping you move forwards

Call Sheerness Branch 01795 664651 ■ wardsofkent.co.uk



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease.

EPC RATING

CURRENT:	POTENTIAL:
B(31)	B(36)

11635774/20251028/DS/MH