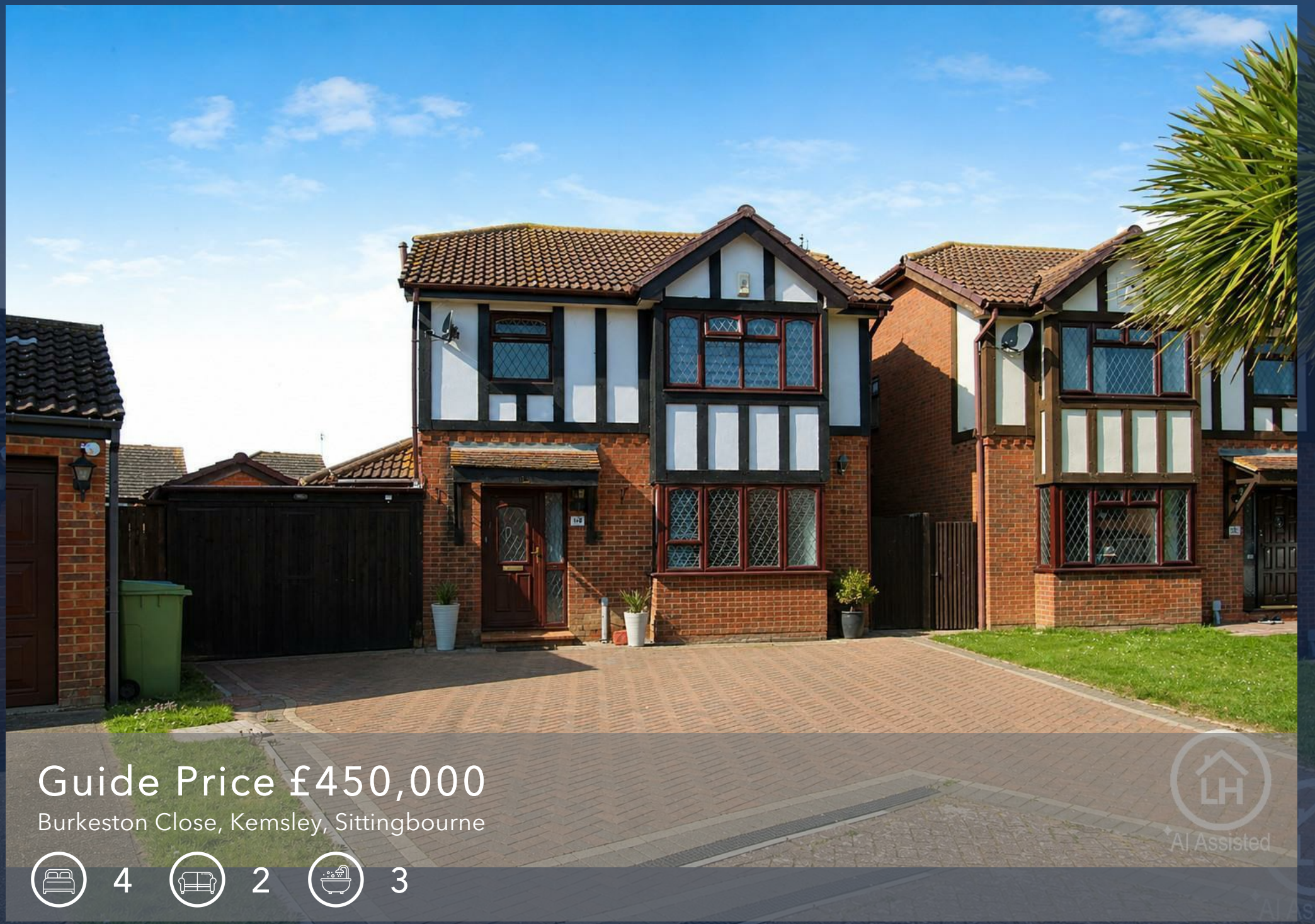

Guide Price £450,000

Burkeston Close, Kemsley, Sittingbourne

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Summary of Burkeston Close

*** Guide Price £450,000 - £475,000 ***

Tucked away in a peaceful cul-de-sac within the ever-popular Kemsley development, this spacious and beautifully extended four-bedroom family home offers a rare blend of flexible living, business potential, and generous outdoor space — all presented in a smart, well-maintained finish throughout.

This property is ideal for therapists, counsellors, or remote professionals looking for a calm and private work-from-home setup.

Key Features

- Four-Bedroom Home with Self-Contained Treatment / Home Business Space
- Two dedicated treatment rooms (one larger multi-use space)
- Garage for storage or workspace
- Beautifully Landscaped Garden
- Electric vehicle charging point
- Cul-de-Sac Location
- Excellent Transport Links
- Private side entrance for client access
- EPC Rating: D (65)
- Council Tax Band: D

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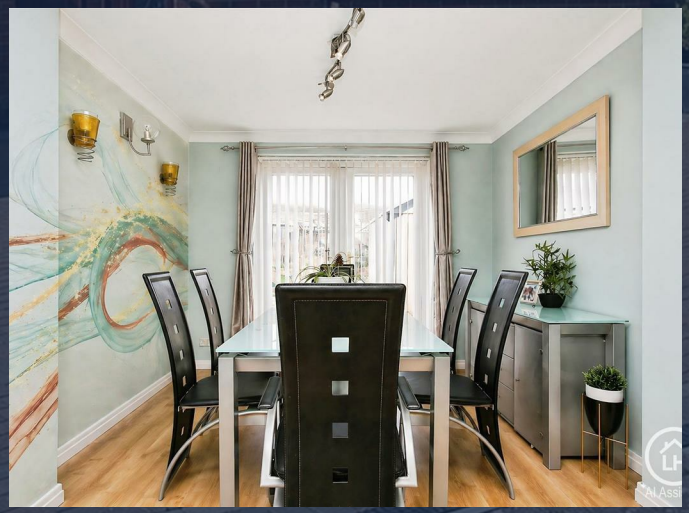




Property Overview

The layout has been thoughtfully designed to provide both privacy and practicality, allowing clients to access the workspace without passing through the main living areas. The larger treatment room also offers flexibility as a conservatory, studio, or hobby space, with heating and electricity for year-round use. This is a rare opportunity to run a business from home while maintaining a clear separation between work and living space.

Both rooms benefit from heating and fitted sinks, making them immediately functional for wellness, beauty, therapy, or professional use. The second treatment room is particularly impressive — generously sized, filled with natural light, and sun-facing, creating a calm and inviting environment. For buyers not requiring business use, these spaces could easily adapt into hobby rooms, home offices, studios, a gym, or a self-contained annex-style area, offering outstanding flexibility.

Crucially, the dedicated side access provides privacy and independence from the main residence — a rare and highly desirable feature.

Inside the main house, the layout is bright, sociable, and well suited to family life. Accommodation includes a generous lounge, formal dining room, modern kitchen, office, downstairs W.C. with an electric hand dryer and excellent storage, all thoughtfully arranged for everyday living and entertaining.

Upstairs, the property offers four well-proportioned bedrooms, including a main bedroom with en-suite, alongside a family bathroom. The layout maximises both space and natural light throughout.

Outside, the private rear garden is beautifully maintained, featuring established planting, lawn, and patio areas — ideal for relaxing or entertaining. Additional benefits include parking for two-three vehicles plus a garage, providing everyday convenience and valuable storage.

This is a home that truly balances family living with lifestyle and business flexibility — perfect for growing families, professionals working from home, or buyers seeking a turnkey property with income or multi-use potential.
This is a rare opportunity to run a business from home while maintaining a clear separation between work and living space.

About The Area

Burkeston Close forms part of a quiet residential pocket within the established Kemsley area — a well-connected and family-friendly suburb of Sittingbourne that's particularly popular with those looking for a balanced lifestyle and easy commuter access.

Kemsley offers a strong mix of green open spaces, riverside walks, and community parks while still being incredibly convenient for daily needs. You'll find a range of local amenities including convenience stores, takeaways, schools, and nurseries all within easy reach — ideal for busy households.

Kemsley Station is just a few minutes away on foot, offering direct connections into Sittingbourne mainline station, which in turn provides high-speed services to London Victoria and St Pancras International — making this a solid choice for commuters and city workers. The A249/M2 junction is also nearby, providing fast access to the Kent coast, Medway towns, and beyond.

The area is served by several well-regarded primary schools and academies, while Sittingbourne town centre — just over a mile away — offers a growing choice of supermarkets, restaurants, gyms, and retail options, including the popular Forum Shopping Centre and leisure complex.

Whether you're upsizing, starting a family, or looking for more space to grow into, Kemsley's mix of suburban ease and green space continues to make it one of Sittingbourne's most sought-after micro-locations.

Awaiting Dimensions On All Rooms

Lounge

Dining Room

Kitchen

Downstairs W/C

Office Space

Extension - Room One (Hobby Room)

Useable for business or treatment room.

Extension - Room Two (Hobby Room)

Useable for business or treatment room.

Garage

Disclaimer

Usage Of AI: Images were taken prior to current tenancy and have been digitally decluttered for marketing purposes.

About LambornHill

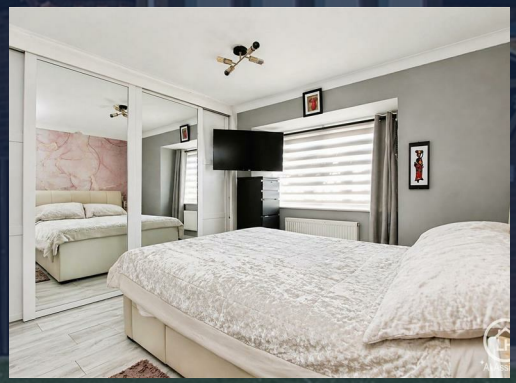
Our agency has grown steadily over the years, built on a foundation of recommendations, reputation, and respect.

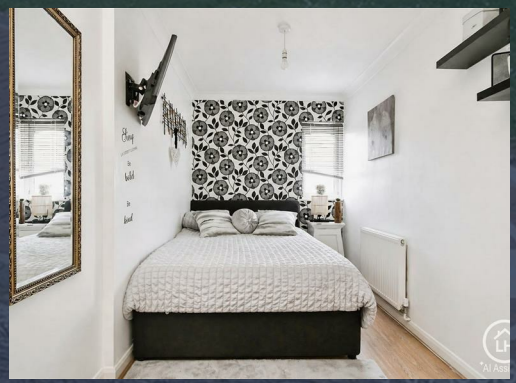
Since 2009, we have been helping buyers, sellers, landlords, and tenants navigate the property market in Sittingbourne and the wider Swale area. Our experienced team is dedicated to providing expert advice, tailored solutions, and a seamless property journey. With a strong local reputation built on trust 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









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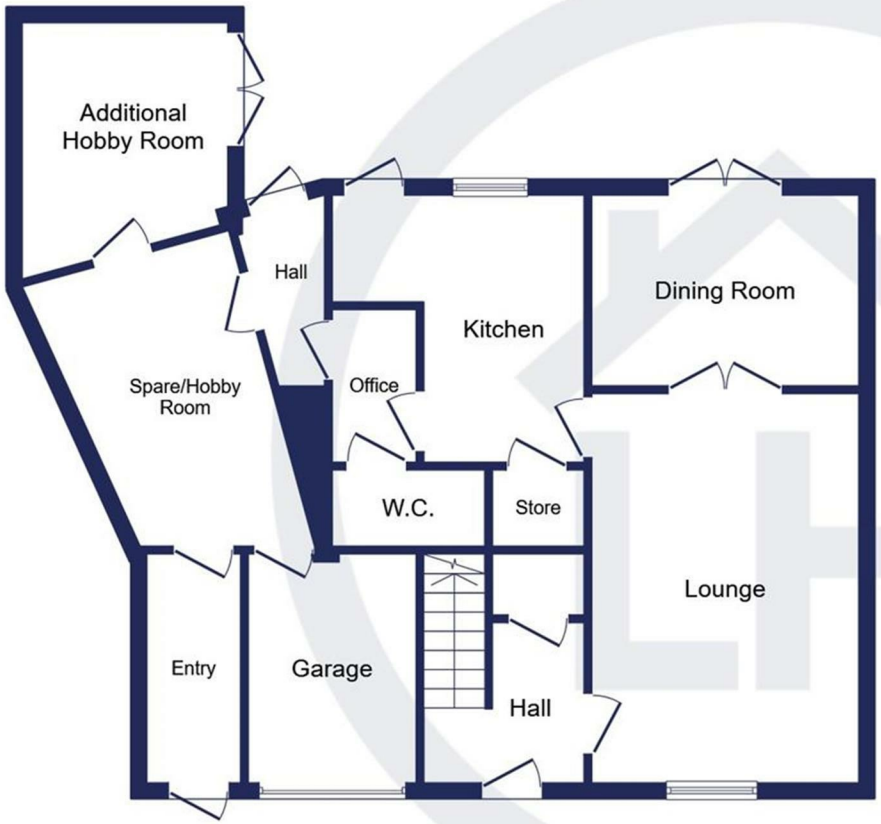
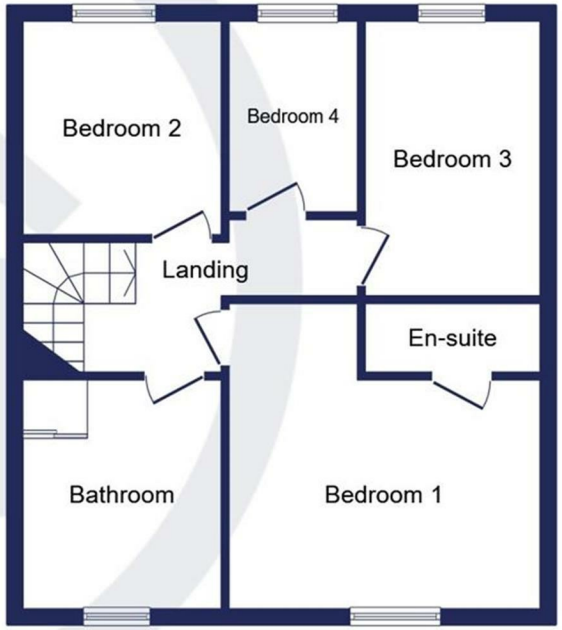


Ground Floor

Floor area 82.6 sq.m. (889 sq.ft.)



First Floor

Floor area 52.4 sq.m. (564 sq.ft.)

Total floor area: 134.9 sq.m. (1,452 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

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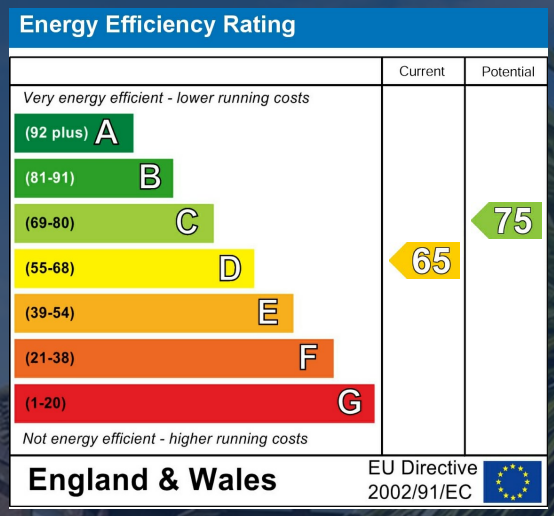

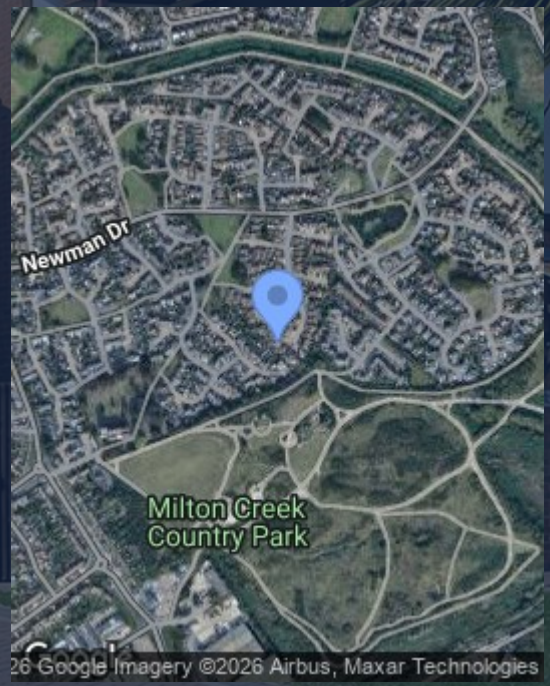

LambornHill have produced these details in good faith and believe they provide a fair and accurate description of the property being marketed. Following inspection and prior to financial commitment prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries, 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.

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