

PRICE  
Offers Over  
**£525,000**  
Freehold



**5-6 BEDROOM DETACHED PROPERTY SET IN A  
RURAL LOCATION ON A PLOT OF AROUND 2.2  
ACRES (tbv) WITH A SELF-CONTAINED  
ANNEX AND 1 ACRE PADDOCK INCLUDED  
TOO!**

**Warden Road, Eastchurch  
ME12 4ET**





GROUND FLOOR

1ST FLOOR



**Escape to the tranquillity of this charming 6-bedroom rural property, complete with a self-contained annex.**

**Situated on a plot of some 2. acres, this flexible home offers plenty of space for outdoor activities and hobbies. The main house is centrally heated and double glazed, ensuring comfort throughout the year. The modern kitchen and bathroom provide all the conveniences you need. The attached 1-bedroom annex, with its own fitted kitchen, lounge, and shower room, is perfect for extended family or guests. Outside, you'll find a large, fenced garden and a separate paddock of just over 1 acre. There's ample parking available with plenty of room for all your vehicles and leisure needs.**

**This property presents a fantastic opportunity to enjoy a spacious rural lifestyle with lots of potential. Contact Mark or Shannon today to book your escorted viewing and discover all that this home has to offer!**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

**MONEY LAUNDERING REGULATIONS 2007:** Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. **THE PROPERTY MISDESCRIPTIONS ACT 1991:** Rule and Rule has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. Rule and Rule have not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents. Covenants may apply to this property.