



**OVER 60?**  
Secure this property  
for up to **59% less!**\*

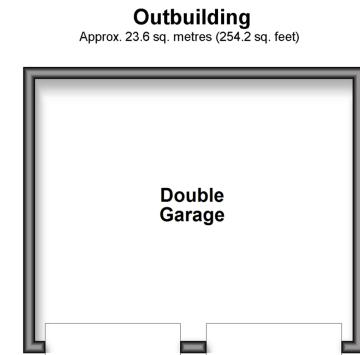
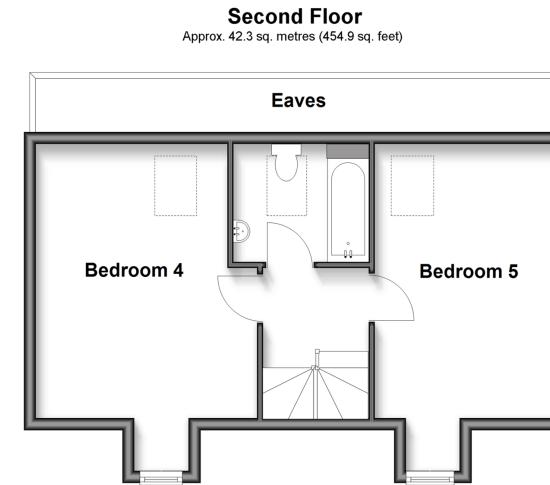
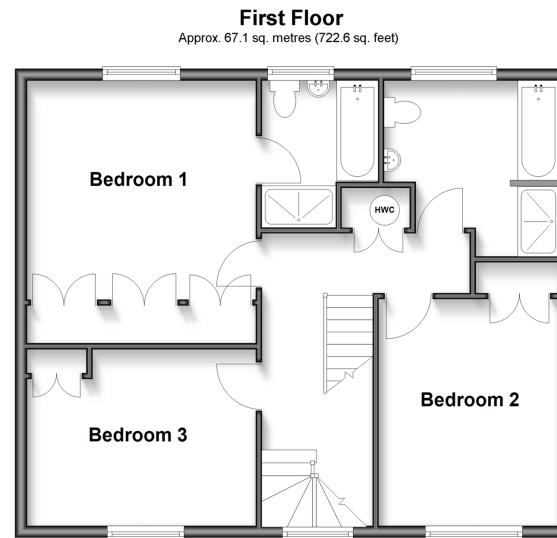
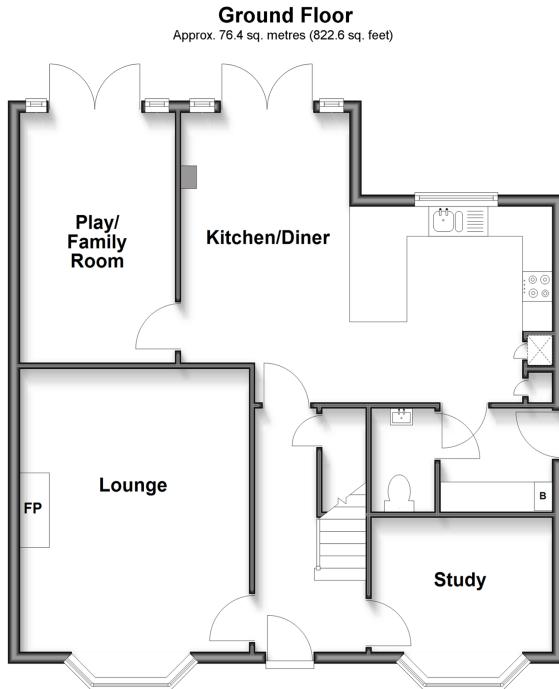
**Guide Price**  
**£650,000**

**Freehold**

5x 3x 3x

**Rooks View, Bobbing,  
Sittingbourne, Kent,  
ME9**

*Wards*  
Helping you move forwards



## Accommodation

### GROUND FLOOR

Entrance Hall  
Lounge: 18'2 x 12'5 (5.54m x 3.79m)  
Study: 10'7 x 10'1 (3.23m x 3.08m)  
Playroom: 14'3 x 9'6 (4.35m x 2.90m)  
Kitchen/Diner: 19'3 x 15'2 (5.87m x 4.63m)  
Utility Room: 6'9 x 6'0 (2.06m x 1.83m)  
Cloakroom

### FIRST FLOOR

Landing  
Bedroom 1: 13'0 x 12'8 (3.97m x 3.86m)  
En-Suite Bathroom  
Bedroom 2: 13'7 x 10'1 (4.14m x 3.08m)  
Bedroom 3: 12'7 x 9'7 (3.84m x 2.92m)  
Bathroom

### SECOND FLOOR

Landing  
Bedroom 4: 17'3 x 14'4 (5.26m x 4.37m)  
Bedroom 5: 17'4 x 12'6 (5.29m x 3.81m)  
Bathroom

### OUTSIDE

Front Garden  
Off Road Parking  
Double Garage  
Rear Garden



## Main features

- Contemporary designed modern finish
- Versatile living areas offering lots of space for family
- Double garage and off road parking
- Ideal location in a peaceful area of Bobbing Village, close to commuter links
- Neutral decor throughout perfect to add your own stamp to this home



### Nearest Schools

Primary Schools: Milstead and Frinsted C of E Primary 1.7 miles, Borden C of E Primary 1.8 miles, Canterbury Road Primary 1.8 miles  
Secondary Schools: The Westlands School 1.2 miles, Integrated Services Programme 2.1 miles

### Transport Information

Train Stations: Newington 1.2 miles, Sittingbourne 2.3 miles, Kemsley 3.7 miles

### Address

Rooks View, Bobbing, Sittingbourne, Kent, ME9

### Directions

For directions to this property please contact us.





**Wards**  
Helping you move forwards

Call Sittingbourne Branch 01795 427272 ■ [wardsofkent.co.uk](http://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.



11738712/20251006/CK/MC1