



Farmhouse Drive, Sittingbourne
Guide Price £375,000

Key Features

- Well-balanced Three Bedroom House
- Immaculately Presented Modern Home
- Private Driveway For Two Cars
- Close To Excellent Schools
- Low-Maintenance Rear Garden
- Excellent Transport Links
- Built-In Storage Solutions
- Convenient Downstairs WC & Ensuite In Master
- EPC Grade B (84)
- Council Tax Band D



Property Summary

Guide Price *** £375,000 - £400,000 ***

This stunning three-bedroom home is a beautifully presented modern build, offering a turnkey lifestyle with a stylish kitchen/diner, en-suite to master, downstairs W.C., and a private part paved and part grass rear garden, All set within a and popular residential new development.



Property Overview

Perfect for first-time buyers or young families, this beautifully finished home is ready to move into with no work required. A welcoming entrance hall leads to a generous lounge with excellent natural light and a modern, neutral finish. At the rear, the full-width kitchen/diner offers a great space for dining and entertaining, complete with premium granite worktops and splashbacks, integrated appliances, and French doors that open directly onto a porcelain-tiled rear patio—ideal for summer evenings and weekend brunches.

Upstairs, you'll find three well-proportioned bedrooms, including a main bedroom with its own stylish en-suite shower room. Both the en-suite and family bathroom are finished with Porcelanosa tiles to the walls and floors, offering a sleek, high-end aesthetic throughout. Bedrooms two and three are generously sized and served by a contemporary family bathroom. Additional conveniences include a downstairs W.C., a utility cupboard also finished with granite, and a two-car driveway to the front.

Located in a smart and well-connected neighbourhood, this home offers easy access to local schools such as Bobbing Village School, Aspire School, and Milton Court Primary Academy. It's also close to a variety of shops, Sittingbourne town centre, and excellent transport routes including the A249 and mainline train station for London commuters. This is a fantastic opportunity to secure a high-spec, move-in-ready home in one of Sittingbourne's most desirable growing areas.

About The Area

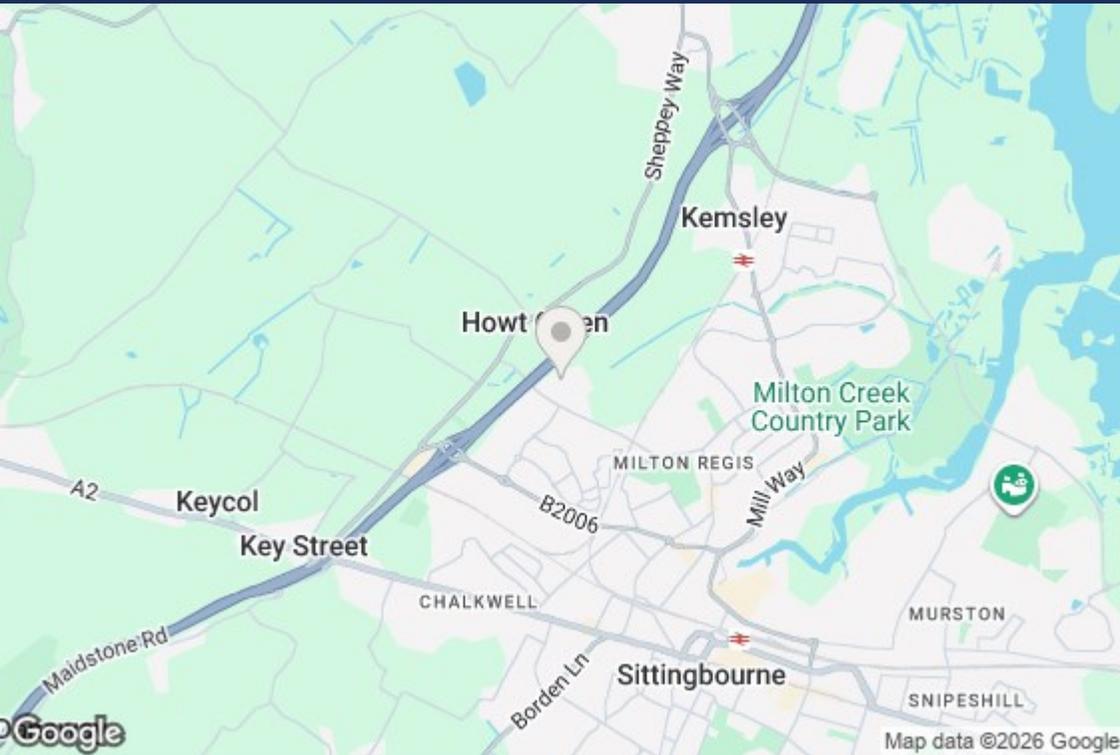
Farmhouse Drive is located in a new and well-regarded residential pocket of west Sittingbourne, offering a fantastic balance of accessibility and community convenience. The development is popular among first-time buyers and young families, with Bobbing Village School just a short drive away, highly regarded for its village feel and community ethos. Also close by is Aspire School, catering to specialist educational needs, and Milton Court Primary Academy is easily accessible for those looking slightly further afield.

The area benefits from swift road links to the A249, which connects directly to the M2 and M20 for effortless travel across Kent and towards London. Sittingbourne's mainline train station is only a short drive away and provides regular services to London St Pancras, Victoria, and Cannon Street, making it an ideal location for commuters.

Local amenities are close at hand, including supermarkets, cafes, and a cinema complex in the town centre, while nearby green spaces such as Bobbing Apple and Milton Creek Country Park offer opportunities for weekend walks and family outings. It's a location that continues to attract those looking for both modern living and long-term potential.

• Entrance Hall

• Lounge 10'5 x 15'9



• Kitchen / Diner 18'1 x 11'4

• Downstairs W/C 5'9 x 2'11

• Landing

• Bedroom One 10'5 x 11'4

• Ensuite 7'4 x 4'1

• Bedroom Two 9'2 x 11'7

• Bedroom Three 8'6 x 8'7

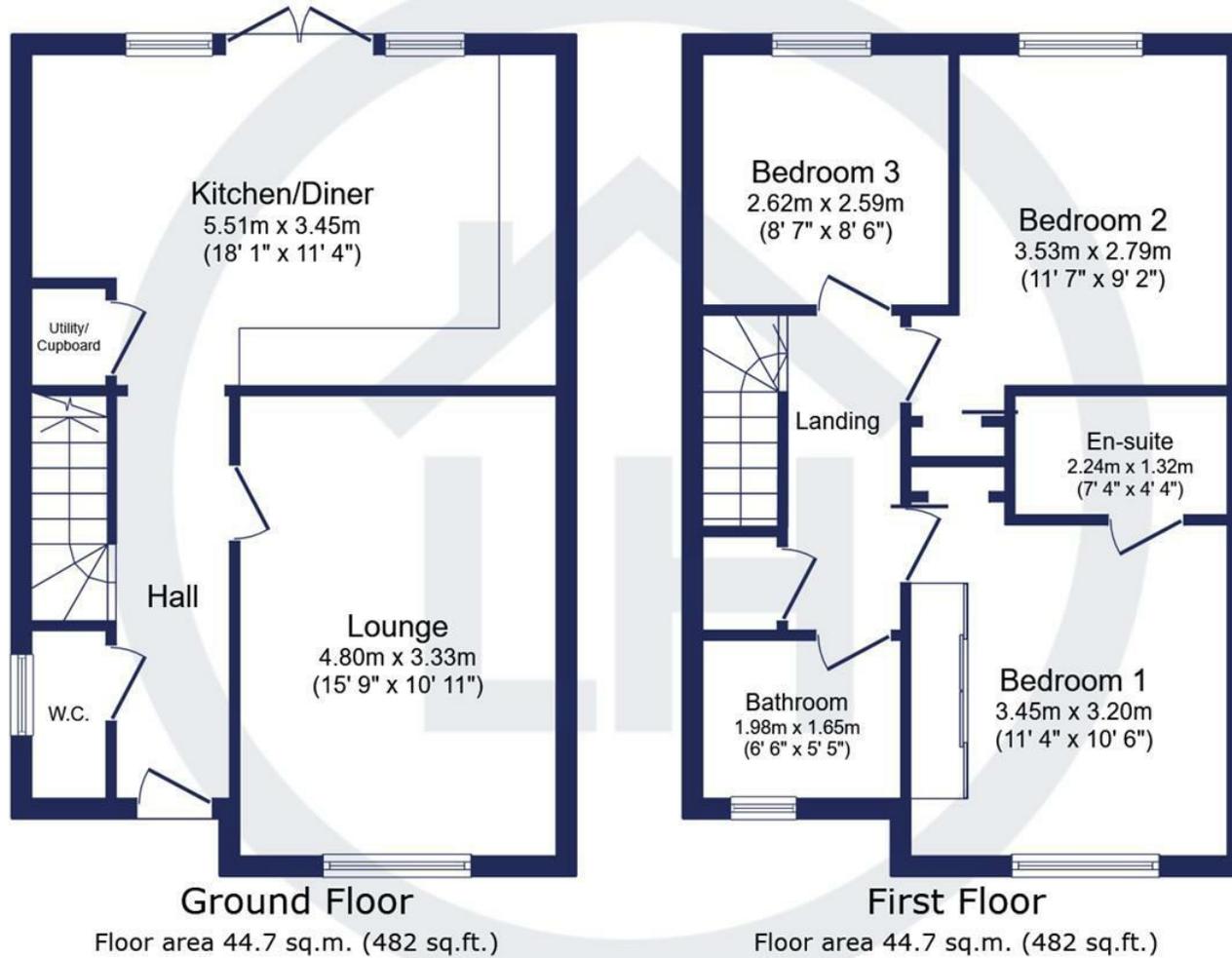
• Family bathroom 6'6 x 5'5

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.

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Total floor area: 89.5 sq.m. (963 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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

Lamborn & Hill 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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