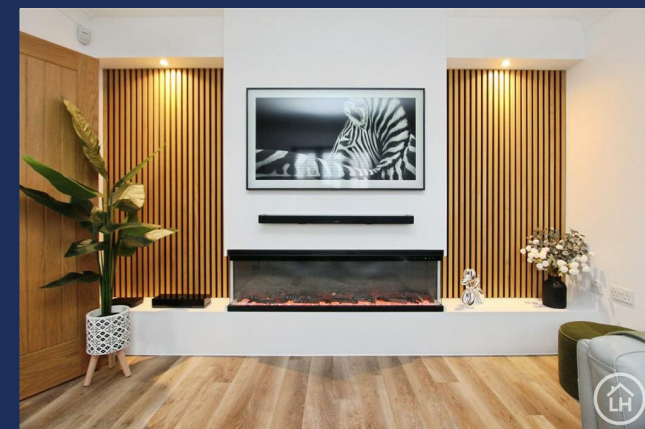




Eden Meadow, Newington, Sittingbourne

Offers Over £800,000

 **LambornHill**

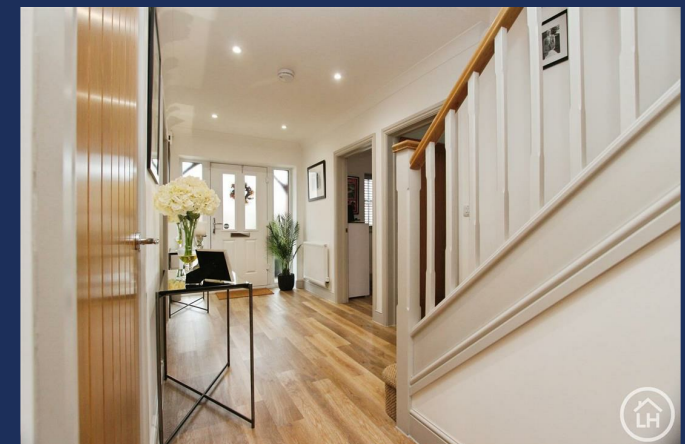
Key Features

- Rare Plot within Exclusive Development
- Spacious Five-Bedroom Layout
- Double Garage + Double Driveway Parking
- Low-Maintenance Garden with Premium Orientation
- Smart Tech & Connectivity Ready
- Highly Efficient & Comfortable
- Seamless Indoor-Outdoor Living
- Premium specification kitchen
- Council Tax Band G
- EPC Rating B (87)

Property Summary

Rarely available and beautifully appointed

This is one of only two homes of its style in the entire road, an exceptionally presented five-bedroom detached house offering superb space, efficiency and finish. With a stunning rear extension, south-facing garden, and air conditioning to key rooms, it blends comfort with practicality throughout. The double garage has electric doors and A/C, and the kitchen is fully loaded with premium appliances including a boiling tap, wine fridge, coffee machine and purified water system. For those looking for a standout family home in turnkey condition, This one hits all the right notes.



Property Overview

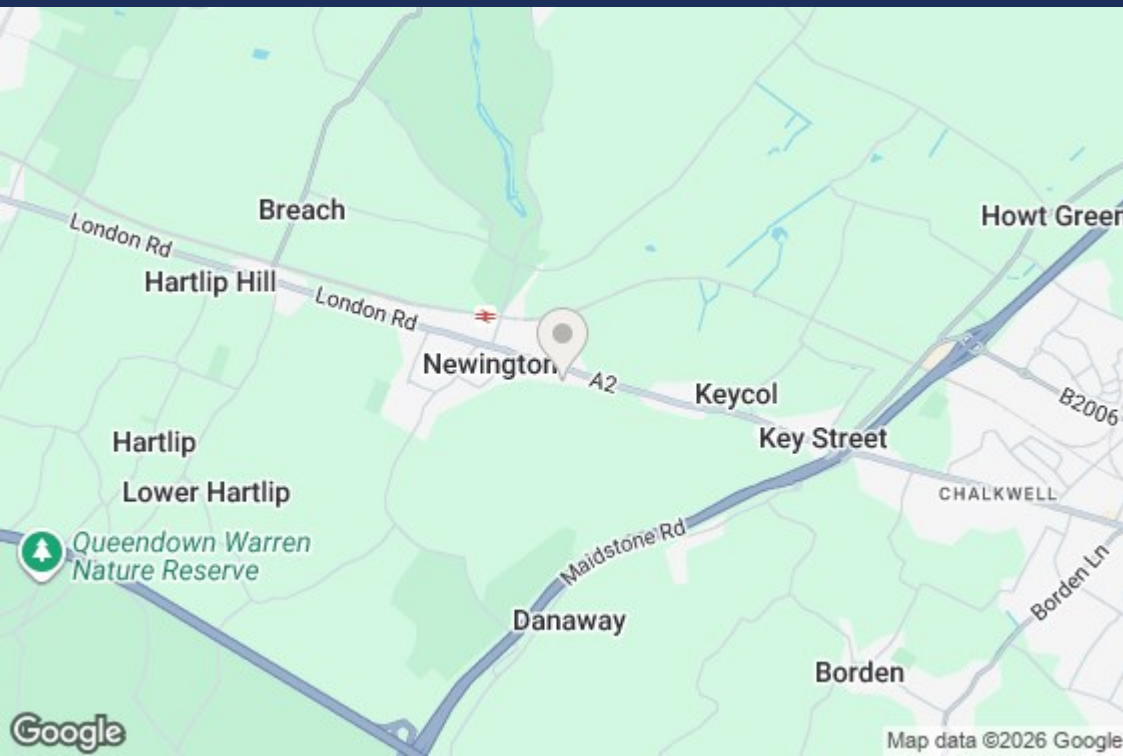
Set on a generous plot in the sought-after Eden Meadow development, this exceptional five-bedroom detached home is perfect for those wanting effortless living without compromise. Built just seven years ago and kept in excellent condition, it offers a brilliant balance of space, comfort and modern efficiency.

Step inside to a bright and welcoming hallway, with a flexible study (or fifth bedroom) to the front and a separate snug ideal for relaxing or movie nights. The real heart of the home lies to the rear, an extended dining room featuring striking bi-fold doors that open completely onto the south-facing garden. It creates a near-seamless blend between indoor and outdoor living, perfect for hosting in warmer months.

The kitchen is equally impressive, fitted with high-spec Lamont cabinetry and premium appliances including a boiling tap, wine fridge, coffee machine, microwave, double oven, induction hob and integrated dishwasher. A utility room keeps things tidy, and there's also a convenient ground floor WC.

Upstairs, the home continues to deliver... With four generously sized bedrooms. The main bedroom features a fitted dressing room and en-suite, while bedrooms two from their own en-suite. A stylish family bathroom serves bedroom three & four, with every room well-proportioned and none feeling like your traditional box room.

Outside, the garden is a perfect blend of paved and raised lawn, with excellent privacy and sunny orientation. The double garage is a rare bonus, complete with air conditioning, electric doors and space for parking three more cars on the drive. The property is finished with fitted shutters throughout, fibre broadband, and a full water softener and purification system, and the A/C which can provide hot and cold air to key rooms in the house such as the lounge, Dining Room, Kitchen and Master bedroom. Ideal for modern family life.



About The Area

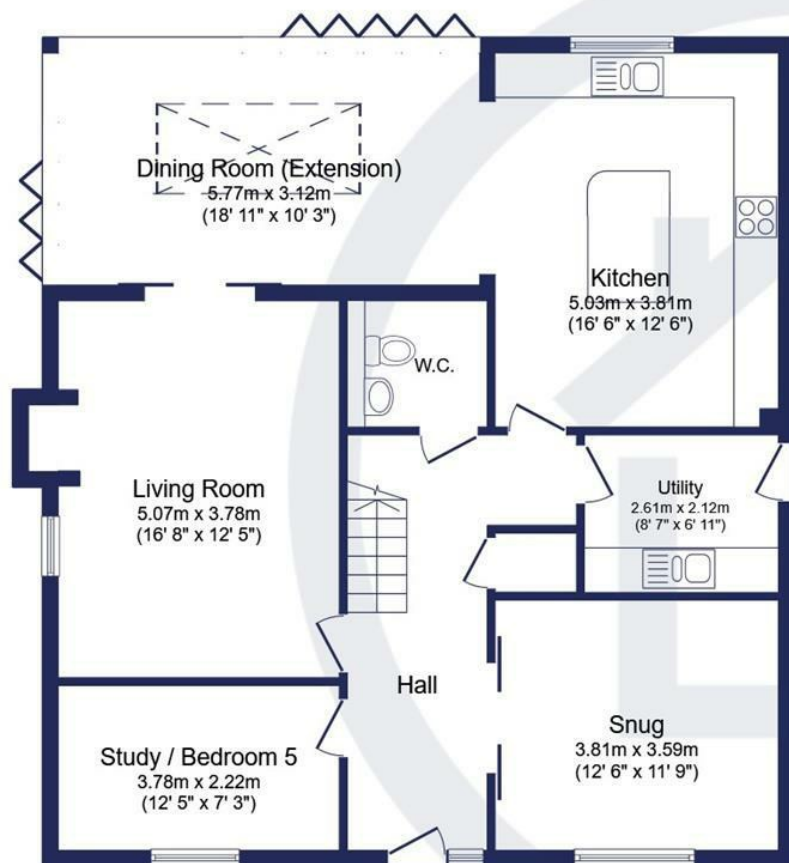
Nestled within the established village of Newington in the Borough of Swale, the development at Eden Meadow has been designed for modern family living in a semi-rural yet well-connected setting. Built by Esquire, Eden?Meadow is an exclusive collection of executive homes that combine contemporary specification with generous plots, all the benefits from the village living, with none of the drawn backs.

As you explore the surrounding area, you'll discover the village high street offers everyday conveniences including a Co-op supermarket, pharmacy, post-office and cafés, while the wider town of Sittingbourne lies just a short drive away for greater retail and leisure choice. Transport links are excellent: the local train station at Newington provides direct services to Sittingbourne (within minutes) with further rail routes into London and Kent, while the A2 connects nearby enabling access to the M2 for broader travel.

For families, schooling is well catered for with highly regarded primary and secondary options available within the Swale and Kent system, and for outdoor enthusiasts, nearby country walks and village green spaces offer an appealing balance to commuter-friendly living. Within Eden Meadow itself, homes benefit from attached garages, generous gardens, and quieter cul-de-sac positions, delivering space and privacy rarely found in more congested locations.

If you're looking for a home that offers the best of village tranquillity, strong connectivity and contemporary specification, in a development that truly feels like a community, Eden Meadow in Newington stands out as a compelling choice.

- Lounge
16'8 x 12'5
- Snug
12'6 x 11'9
- Bedroom Five / Office
12'5 x 7'3
- Kitchen
16'6 x 12'6

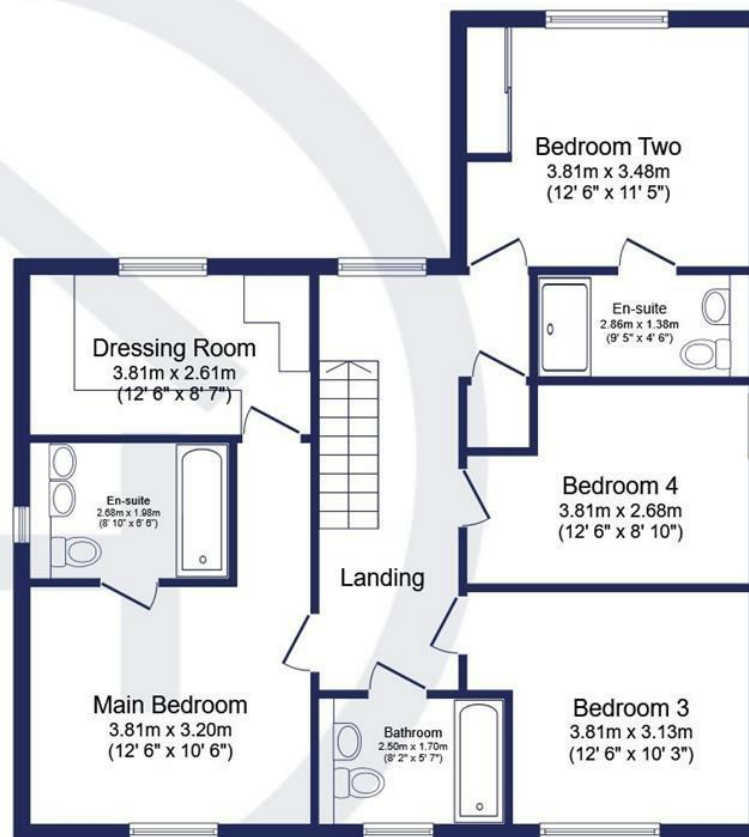


Ground Floor

Floor area 104.0 sq.m. (1,120 sq.ft.)

Total floor area: 188.2 sq.m. (2,026 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



First Floor

Floor area 84.2 sq.m. (906 sq.ft.)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	87	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
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		
England & Wales EU Directive 2002/91/EC		

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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