



POLLARD
ESTATES

107 London Road

Newington, ME9 7RH

Guide price £500,000



PRICE GUIDE £500,000 to £550,000

Welcome to this impressive and highly adaptable four-bedroom detached chalet bungalow, offering deceptively generous space, modern comfort, and superb flexibility for family living. Well presented throughout, the property features two well-proportioned double bedrooms on the ground floor and two further doubles upstairs—an ideal layout for multi-generational living, guests, or growing families. Two well-appointed bathrooms, conveniently positioned across both levels, further enhance everyday practicality.

Inside, the home enjoys bright, balanced accommodation, including a spacious separate lounge, a fitted kitchen, and a dedicated dining room perfect for family meals and entertaining. A separate office/study provides an excellent work-from-home space or a quiet spot for reading and relaxation.

Externally, the property continues to impress. A substantial in-and-out driveway offers excellent off-street parking, complemented by a garage. The generous southerly facing rear garden provides a private, well-maintained outdoor retreat—ideal for children, pets, and sunny al fresco dining.

Situated approximately four miles south of Sittingbourne, Newington is a picturesque and well-connected village known for its blend of period charm and modern convenience. The area offers attractive countryside walks and cycling routes, along with a range of local amenities including a primary school, village shop, post office, and traditional pub. A wider selection of shopping and leisure facilities is available in nearby Sittingbourne. Newington village is particularly popular with commuters, benefiting from its own mainline railway station with direct services into London, as well as excellent road links via the A2 and A249, providing easy access to the M2 and M20.



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Entrance Door

Hallway

25'3 x 13'4 max (7.70m x 4.06m max)

Bedroom 4

11'10 x 10'9 (3.61m x 3.28m)

Bedroom 3

10'10 x 11'9 (3.30m x 3.58m)

Boot Room

6'3 x 4'3 (1.91m x 1.30m)

Downstairs Bathroom

9'0 x 8'6 (2.74m x 2.59m)

Dining Room

11'9 x 11'5 (3.58m x 3.48m)

Kitchen

15'7 x 8'5 (4.75m x 2.57m)

Lounge

24'3 x 18'2 (7.39m x 5.54m)

Office/Study

8'5 x 7'1 (2.57m x 2.16m)

Stairs Up From Hallway

Landing

14'8 x 7'3 (4.47m x 2.21m)

Bedroom 2

13'6 x 12'1 (restricted head height) (4.11m x 3.68m (restricted head height))

Bedroom 1

17'6 x 17' (5.33m x 5.18m)

Bathroom

10'2 x 8'6 (3.10m x 2.59m)

Garage

16'7 x 9'1 (5.05m x 2.77m)

Garden

approx 90' (approx 27.43m)
Sunny Aspect

Important Notice -

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Services, appliances and systems have not been tested. Buyers must satisfy themselves by inspection or other means.

Tenure, ground rent, service charges and other leasehold details are provided by the seller and must be verified by a solicitor.

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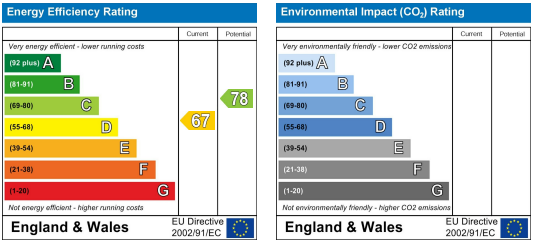
Area Map



Floor Plans



Energy Efficiency Graph



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