

# KEY FACTS FOR BUYERS

**Chalky Road, Sittingbourne, ME9**

August 2021



## A guide to this property and the local area

### Harrison Homes

2 West Street, Sittingbourne, Kent, ME10 1AW

01795 474848

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## INTRODUCTION

DECEPTIVELY SPACIOUS DETACHED CHALET BUNGALOW DELIGHTFULLY LOCATED ON THE A249 IN A PRIVATE LOCATION AND SET WITHIN GROUNDS OF APPROXIMATELY 2/3 ACRE. The property benefits from having a large open plan living/family/dining room with a central fireplace and vaulted ceiling. There is also superb parking facilities which include additional parking to the front of the property and a detached double garage with parking to the front and additional loft space which could be converted subject to planing. There is a small paddock to the rear of the property, which forms part of its overall grounds and would be ideal for a small pony, however this has been left in a natural state and would need attention. Situated within a mile of the M2 motorway connection, approximately one and a half miles to the M20 motorway connection and approximately three miles from Sittingbourne town centre with its mainline railway station giving services to London and the Kent coast. This is with out doubt a one off opportunity to acquire a quirky property with many unusual features, including the vaulted ceilings, cathedral style windows to the front elevation and which also offers further potential for further expansion/improvement subject to the usual permissions being granted. The property enjoys an idyllic rural location, yet is within easy access of motorway connections and county town of Maidstone.

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# PROPERTY OVERVIEW

## CHALKY ROAD, SITTINGBOURNE, ME9



 Boundary (Land Registry Title Plan)



### PROPERTY KEY FACTS

Detached  
4 Bedrooms

Plot Size: 0.64 acres

Land Registry  
Title Number: K119061

Tenure: Freehold

### AREA KEY FACTS

Local Authority: MAIDSTONE

Flood Risk: Very Low

Conservation Area: Pending for this local  
authority, Maidstone

Mobile Coverage  
(based on voice calls made indoors)

EE: 

Three: 

O2: 

Vodafone: 

Satellite / Fibre TV Availability

BT: 

Sky: 

Virgin: 

### PLANNING HISTORY

No Planning Records Available

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## PHOTO GALLERY



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## FLOORPLANS



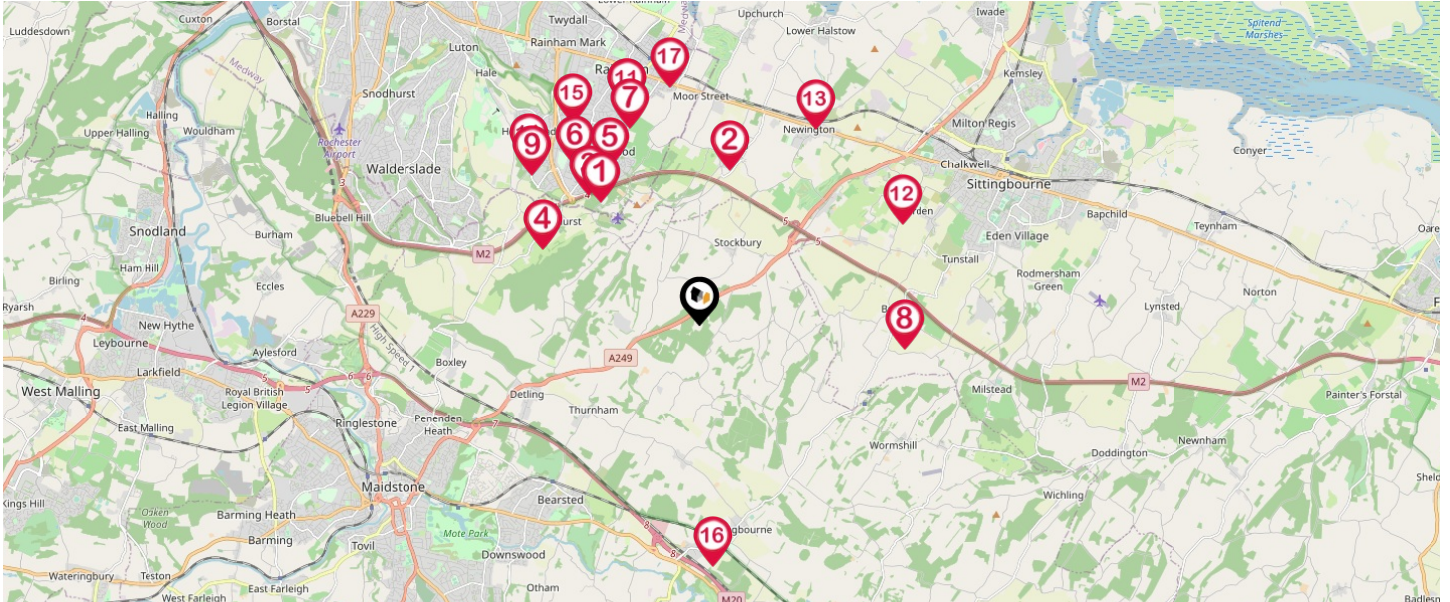
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# LOCAL AREA

## NEARBY SCHOOLS & RATINGS



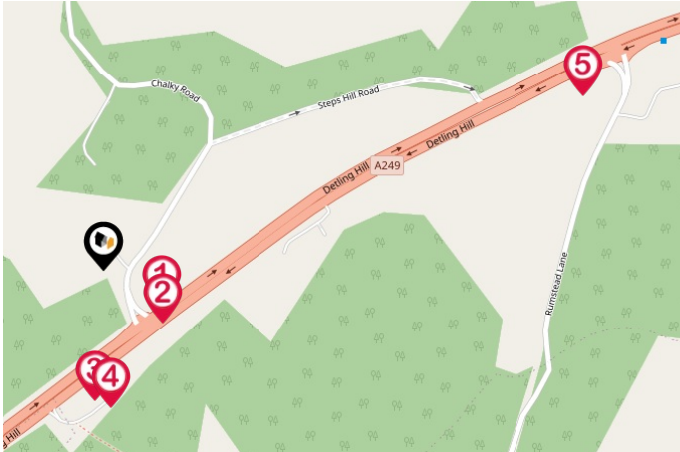
Pin	School Details	Rating	Pupils	Distance	Nursery	Primary	Secondary	College	Private
1	St Augustine of Canterbury Catholic Primary School	Good	204	2.31 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Hartlip Endowed Church of England Primary School	Good	97	2.37 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Deanwood Primary School	Good	204	2.5 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Bredhurst Church of England Voluntary Controlled Primary ...	Outstanding	125	2.53 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Parkwood Primary School	Good	245	2.68 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Fairview Community Primary School	Good	669	2.99 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Miers Court Primary School	-	390	3.09 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Bredgar Church of England Primary School	-	100	3.12 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9	Hempstead Junior School	Good	362	3.3 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	St Margaret's Church of England Junior School	Good	366	3.38 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	St Margaret's Infant School	Good	317	3.38 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Borden Church of England Primary School	-	135	3.42 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Newington Church of England Primary School	Good	185	3.42 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Hempstead Infant School	Good	245	3.45 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Bryony School	Good	114	3.51 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Hollingbourne Primary School	Good	98	3.56 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17	Riverside Primary School	Good	293	3.57 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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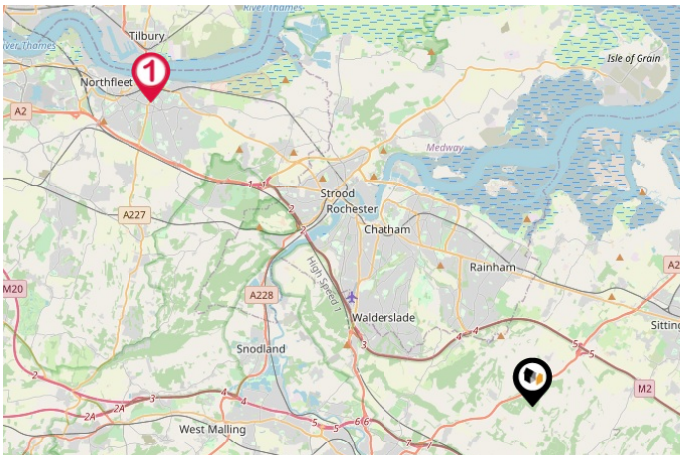
# LOCAL AREA

## NEAREST TRANSPORT LINKS



### BUS STOPS/STATIONS

- 1 - South Street | 0.07 miles
- 2 - South Street | 0.08 miles
- 3 - South Street | 0.12 miles
- 4 - South Street | 0.13 miles
- 5 - Three Squirrels | 0.48 miles



### FERRY TERMINALS

- 1 - Town Pier | 14.38 miles

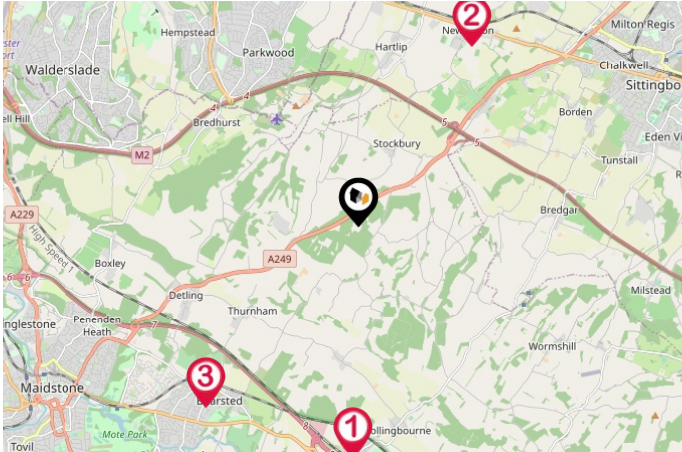
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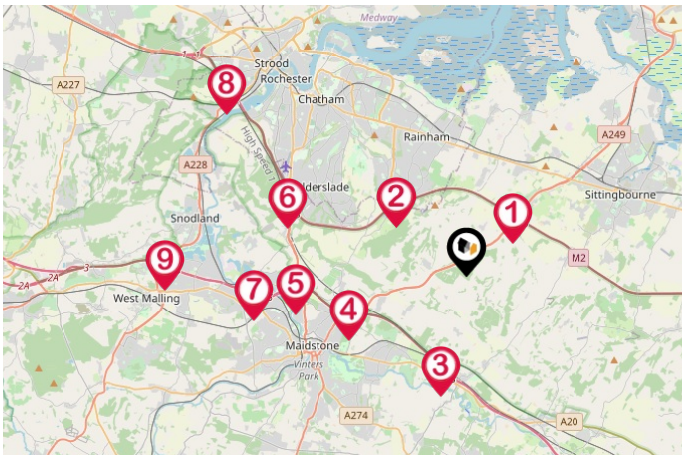
# LOCAL AREA

## NEAREST TRANSPORT LINKS



### NATIONAL RAIL STATIONS

- 1 - Hollingbourne Rail Station | 3.42 miles
- 2 - Newington Rail Station | 3.2 miles
- 3 - Bearsted Rail Station | 3.46 miles



### TRUNK ROADS/MOTORWAYS

- 1 - M2 J5 | 1.83 miles
- 2 - M2 J4 | 2.43 miles
- 3 - M20 J8 | 3.57 miles
- 4 - M20 J7 | 3.8 miles
- 5 - M20 J6 | 5.03 miles
- 6 - M2 J3 | 5.34 miles
- 7 - M20 J5 | 6.29 miles
- 8 - M2 J2 | 8.47 miles
- 9 - M20 J4 | 8.79 miles



### AIRPORTS/HELIPADS

- 1 - London Southend Airport | 17.88 miles
- 2 - Lydd London Ashford Airport | 28.22 miles
- 3 - Biggin Hill Airport | 25.75 miles
- 4 - London City Airport | 28.16 miles

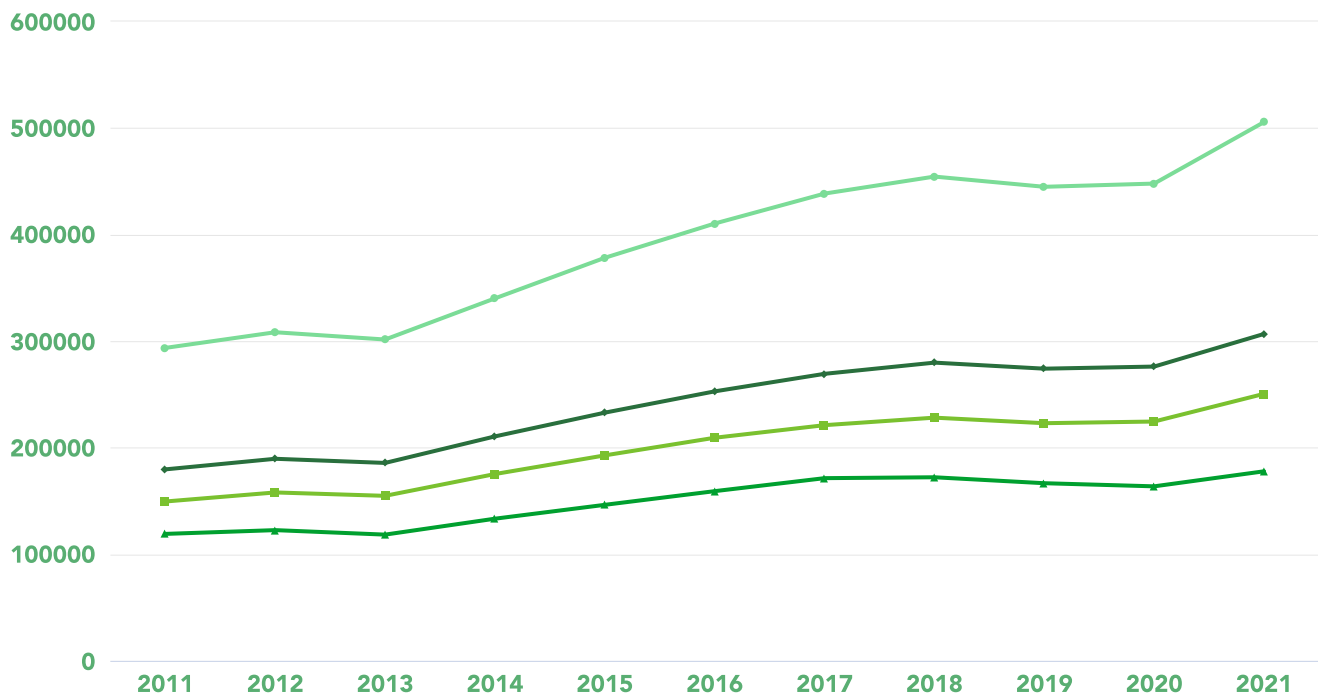
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# LOCAL MARKET

## HOUSE PRICE STATISTICS FOR ME9

### 10 YEAR HISTORY OF AVERAGE PRICES BY PROPERTY TYPE



**FLAT**  
+ 49.29%



**TERRACED**  
+ 67.55%



**SEMI-DETACHED**  
+ 70.72%



**DETACHED**  
+ 72.15%

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# HARRISON HOMES

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We are proud members of NAEA Propertymark, who promote the highest standards in residential sales. Simply put, we have the highest expectations for the service we deliver.

Whatever you need, whatever your situation, we personalise our service to make it specific to you. You will discover that we're not about the sale but the experience.

## Financial Services

Our mortgage advisor partners Henchurch Lane, have a point to prove to their clients and the industry as a whole. They're extremely passionate about what they do and believe there is a better way to offer advice to the masses in comparison to what's currently on offer elsewhere. They pride ourselves on alleviating the stresses of the mortgage and insurance application process by offering anti-jargon advice to help navigate the hundreds of deals and criteria pitfalls that exist in today's market place.

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# DATA QUALITY

Harrison Homes is committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. Which is why they have partnered with Sprift, the UK's leading supplier of property specific data.

## Data Partners:



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The information contained in this report is for general information purposes only and to act as a guide to the best way to market your property and the asking price.

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