



Freehold



6 St. Pauls Court, Lynsted, Sittingbourne ME9 0RE

- Spectacular End Of Terrace Modern Property
- Built In 2006 As Part Of An Exclusive Development
- Five Bedrooms & Three Bathrooms
- Beautifully Designed With Creative Architecture
- Extensive Glazing & Vaulted Ceilings
- Stunning Kitchen Breakfast Room With French Doors
- Exceptionally Energy Efficient
- South Facing Rear Garden, Garage & Parking

SITUATION:

St Pauls Court is a highly exclusive development, typical of Millwood's signature style and comprised of a fine selection of individual, traditionally styled modern homes, perfectly blended to create a street scene which is sympathetic to its rural surroundings.

The village of Lynsted is a typical old English village with an ancient parish church, St. Peter and St. Paul, an excellent local pub, The Black Lion, and even a village duck pond. The village also boasts a fine selection of period houses and there is a well regarded village primary school.

The nearby village of Teynham offers a far wider range of amenities including pubs, restaurants, supermarkets, a primary school and a mainline station.

For a wider range of amenities you have the well equipped town of Sittingbourne or the historic market town of Faversham (both approx. 5 miles) with a good selection of

shops, Grammar Schools and mainline stations with a fast service to London.

The nearby market town of Faversham has a wide range of high street shops and independent retailers which adorn its attractive high street and its bustling market square. The town also offers excellent leisure facilities with an indoor and outdoor swimming pool, a cinema, a large park and recreation ground, a museum and numerous pubs and restaurants. It has a good selection of primary schools and two secondary schools, one of which being the renowned Queen Elizabeth Grammar School.

Faversham has a mainline railway station with a regular service to London Victoria, Cannon Street and Charing Cross and a high speed rail link to London St. Pancras. The nearby M2 motorway gives excellent and fast access to London which is approx. 48 miles, the Cathedral City of Canterbury approx. 9 miles away and the Kent coast.



DESCRIPTION:

A spectacular five-bedroom end of terrace property set within a small exclusive development in the delightful village of Lynsted.

There is over 1800 sq.ft of beautifully appointed accommodation set over three floors. Creatively designed and built by Millwood homes in 2006, every effort has been made to create a modern yet wonderfully light and airy home by incorporating vaulted ceilings and tall barn style windows.

Exceptionally energy efficient with double glazing, good levels of insulation, and a gas central heating system; the property has an EPC rating of a C allowing one to ensure energy bills are kept to a minimum.

The well balanced, double fronted, weather board and brick facade is a striking exterior, with the door neatly positioned central to the home.



This opens onto a light and airy entrance hall with oak flooring, cloak room and stairs to the first floor. To the right one will find a bay fronted sitting room with a gas fire stove that sits nestled within a stone mantle. To the far end there is a set of French doors which open onto the south facing rear garden.

To the left of the hallway there is an additional reception, whilst beyond this there is a spectacular kitchen breakfast room with vaulted ceilings and floor to ceiling windows.

The kitchen has been fitted with an array of wood units recently painted and finished with cup handles. All main appliances are integrated and include a dishwasher, washing machine, double cooker, microwave and gas hob. There is enough room for a breakfast bar island or dining room table which would overlook the garden through the extensive glazing and French doors.

As the stairs ascend to the first floor, there is a

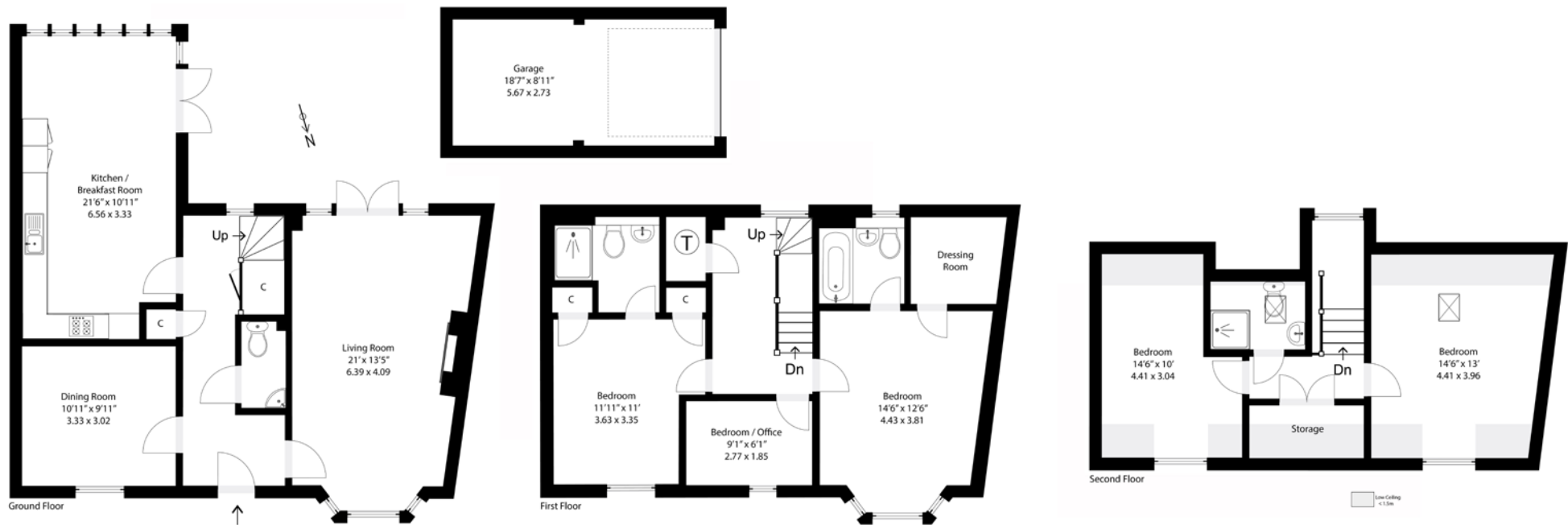
tall barn style window, the stairs lead to a single bedroom and two double bedrooms both with en-suite bathrooms, the bay fronted bedroom also has a splendid walk-in dressing room.

To the second floor there is a further two double bedrooms and a well-appointed family bathroom.

OUTSIDE:

To the rear of the property, one will find a parking space directly in front of the garage, whilst additional visitor bays can be found dotted around the development. The garden is made up of a sandstone patio, and attractive flower beds whilst the fence surrounding the property is bordered by established shrubs and young trees.

At the far end of the development there is a residence gateway that leads onto beautiful gardens which in turn opens out into woodland and countryside walks.



TOTAL FLOOR AREA: 2081 sq. ft (185 sq. m)
 HOUSE: 1814 sq. ft (169 sq. m)
 GARAGE: 167 sq. ft (16 sq. m)



EPC RATING
 C



COUNCIL TAX BAND
 D



GENERAL INFORMATION
 All services are mains connected

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