



5 Langdon Row, Conyer, Sittingbourne ME9 9HR

4 BEDROOMS | 2 BATHROOMS | 1 RECEPTION

Freehold



## 5 Langdon Row, Conyer, Sittingbourne ME9 9HR

- Imposing Modern Townhouse
- Four Double Bedrooms & Two Bathrooms
- Bi-fold Doors To Front Balcony & Rear Garden
- Almost 1500 Sq.ft Of Beautiful Accommodation
- Vaulted Ceilings & Stunning Views
- Modern Kitchen Breakfast Room
- Exclusive Setting Close To The Quay
- Carport Driveway & Under Croft Storage

### SITUATION:

Conyer is a picturesque Creekside hamlet five miles from the medieval market town of Faversham. Situated on the Swale, it offers two marinas (both with mooring options and one with a cruising club and clubhouse facilities) and the welcoming Creekside Ship Inn, a superbly renovated village pub and eatery serving classic traditional fare.

Surrounded by farmland and orchards, Conyer is popular with ramblers following the historic Saxon Shore Way, sailors, photographers and bird watchers. There is a bus service to nearby Teynham with its handy convenience stores, post office, primary school and railway station (with a service to London Victoria). Rail travellers are also well served by mainline stations at Faversham (for Kent's coastal resorts) and Sittingbourne (regular commuter services to London's Victoria and a fast service to St Pancras International).

Faversham has a wide choice of supermarkets, restaurants, individual shops and leisure facilities. There are three markets a week in the cobbled town square beside the ancient Guildhall. Community attractions include the famous annual Hop Festival (the town holds the oldest brewery in the country) and a magnificent weekend-long classic car show. On the outskirts of the town, Brogdale 'The Home of the National Fruit Collection' stages regular events celebrating Kent as the fruit producing Garden of England.

Both Faversham and Sittingbourne boast high-achieving grammar schools. The cathedral city of Canterbury; Margate, home of its Turner Gallery; and trendy Whitstable, renowned for its oysters and interesting mix of shops, are short journeys away. Thanks to Eurostar, the 'Shuttle' and cross-Channel ferries, the Continent is virtually on your doorstep.



**DESCRIPTION:**

An imposing modern town house offering four double bedrooms and almost 1500 sq ft of beautifully presented and energy efficient accommodation set over three floors.

One of seven elegant properties set within an exclusive and picturesque location, overlooking Conyer Quay and moments from an abundance of rural walks and a traditional pub that serves a good selection of wholesome food.

Langdon row was built in 2017 to an exceptionally high standard using fine materials and creative architecture, which embraces it's splendid setting.

The striking facade combines attractive weatherboarding and dark framed windows and doors, whilst the interior has magnificent, vaulted ceilings, bifold doors, two modern bathrooms and a contemporary kitchen.



The front door sits alongside the carport and opens into a ground floor entrance hall, stairs ascend to the perfectly configured living space on the first floor.

A galleried landing with quirky cloakroom and storage cupboard leads to the kitchen breakfast room, which overlooks the pretty garden through the bi-fold doors. There is an array of pale coloured units with sleek handles, wood effect work surfaces set against a dark splash back. An AEG oven and induction hob is integrated along with a dishwasher and double sink.

The wood flooring flows through to the sitting room which benefits from a westerly position and bifold doors open onto a glass balcony which enjoys the evening sunshine.

To the second floor there are two double bedrooms and a well-appointed family bathroom, between the bedrooms there is an expanse of bespoke fitted wardrobes.

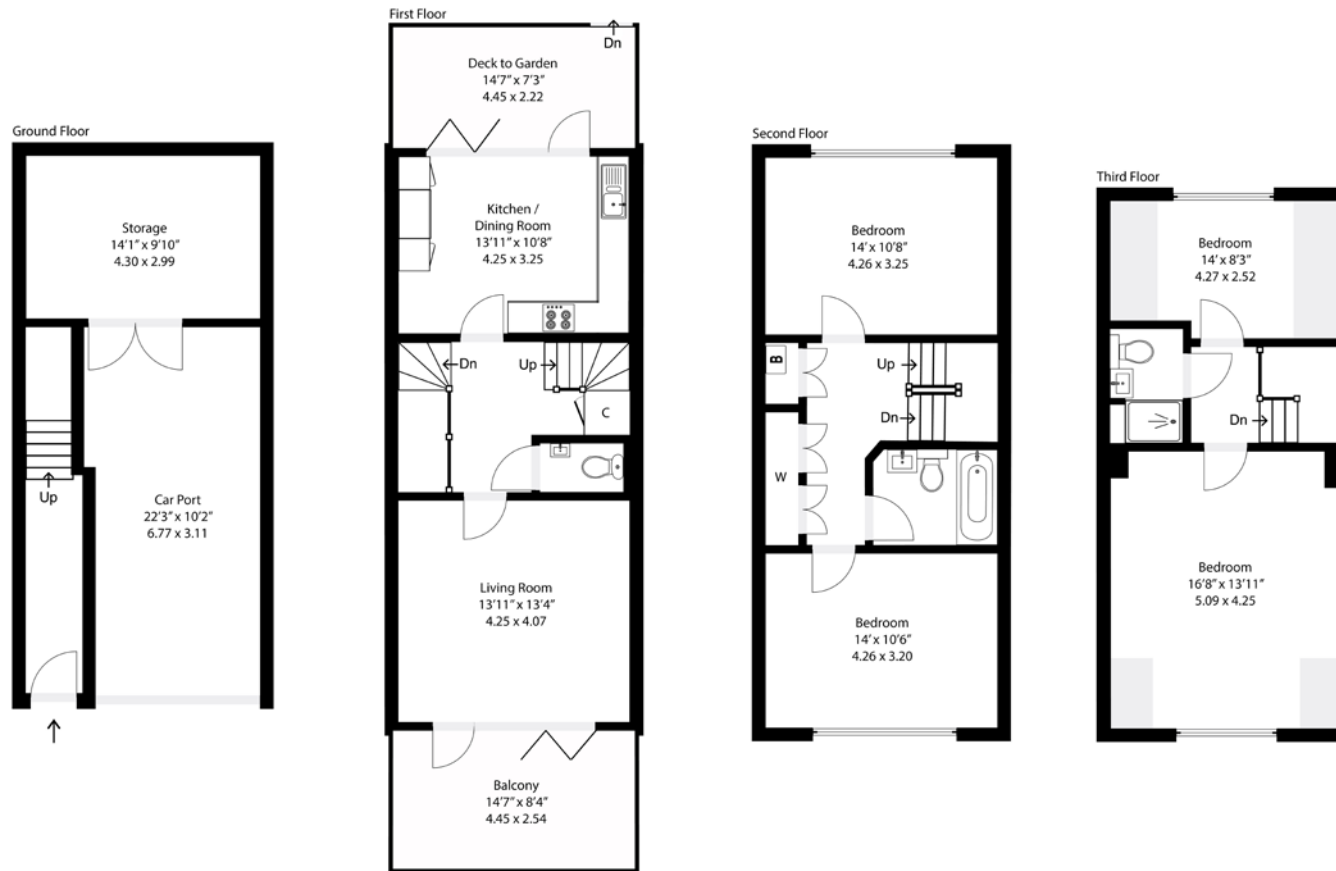
To the third floor one will find two additional bedrooms and a sleek shower room with WC and vanity sink unit. The principal bedroom is a grand room with vaulted ceilings and splendid views of rolling countryside and Conyer quay.

**OUTSIDE:**

The kitchen doors flow directly onto a raised decked terrace the perfect sunny spot to enjoy your morning coffee, steps lead down into a beautifully landscaped rear garden, which is bursting with established shrubs arranged in curved brick-built beds.

To the front of the property there is a large glass balcony accessible from the sitting room, an area that is perfect to enjoy a glass of wine and watch the sun set in the evening.

A driveway bordered by young trees and small shrubs leads to a car port and undercroft storage which sits beneath the house.



TOTAL FLOOR AREA: 1832 sq. ft (170 sq. m)  
 HOUSE: 1476 sq. ft (137 sq. m)  
 STORAGE: 356 sq. ft (33 sq. m)



EPC RATING  
 C



COUNCIL TAX BAND  
 E



GENERAL INFORMATION  
 All main services are connected

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