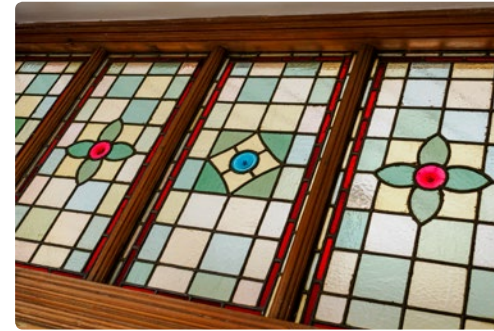




Freehold



Lingfield House, Sheppey Way, Bobbing, Sittingbourne ME9 8PJ

- Substantial Victorian Residence
- Over 3000 Sq.Ft Of Grand Accommodation
- Snug & Sitting Room With Wood Burning Stoves
- Flourishing In Period Features
- Over Half An Acre Of Beautiful Grounds
- Multiple Outbuildings Including Crown Pavilion
- Heated Outdoor Swimming Pool & Large Terrace
- Excellent Access To Sittingbourne & Maidstone
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SITUATION:

The property is perfectly situated for access to the M2 and less than a mile to the town centre of Sittingbourne which offers a good selection of shopping, leisure and recreational amenities, including a swimming pool and various golf courses nearby. The town has a mainline railway station with a connection to London Victoria in approx. one hour. The area also offers a good selection of primary and secondary schools including Highstead for girls, Westlands and Borden Grammar School.

Nearby Faversham offers a wide variety of facilities including specialist shops, national retailers and three times a week the town square is filled with a bustling market. It has an excellent range of primary and secondary schools including Faversham's renowned Queen Elizabeth Grammar.

The City of Canterbury is approximately 17 miles from the property. Canterbury also has a wide range of amenities, including excellent

shopping and leisure facilities, primary and secondary schools as well as three universities, two hospitals and two railway stations. Canterbury also offers excellent leisure facilities, along with a diverse selection of restaurants and international eateries.

The popular seaside town of Whitstable is situated five miles north of the city of Canterbury and is famous for its seafood and annual Oyster Festival held at the vibrant harbour and picturesque quayside. The town has a variety of independent shops and boutiques, as well as high street names.

There are good local primary and secondary schools, numerous restaurants, and excellent leisure facilities. It has its own mainline railway station with a high-speed service to St Pancras, a regular Stagecoach bus service and good road links to London and the coast via A290/M2.



A substantial Victorian residence with a wealth of history and an abundance of period features. Formally the vicarage to the church next door the house took its name in the late 1800's, it has since had few owners and been with the current family for more than 25 years who have made significant changes and exceptional enhancements.

Lingfield House offers over 3000 sq .ft of characterful accommodation and is set within 0.55 of an acre of grounds which include a heated swimming pool and numerous outbuildings and entertaining space.

The property is flourishing in period features and include stained glass windows, high ceilings, detailed corning and stylish Anaglypta wallpaper, these balance perfectly with the modern enhancements which include recently installed wood burning stoves, bespoke plantation shutters, and double-glazed sash windows.

The gated driveway brings you to the front of the property where one will find the solid oak

front door, created by local joiners to replicate the original, this in turn opens into a vestibule which has an inner original door with stained glass windows which reflect beautiful hues of light into the equally striking entrance hall. Amtico chequered tiled flooring has been laid and complements the elegant staircase and intricate architrave. From the hallway there is access to a large cellar and washcloset cloakroom.

To the right there is a triple aspect living room which has a bay window and French doors leading to the sun terrace, whilst the wood burning stove is encompassed by a natural limestone surround. The snug sits at the rear with exceptionally wonderful corning and a detailed mantle, the flooring is engineered oak and complement the original skirting boards.

The kitchen breakfast room has an array of units, with a double range stove in addition to a conventional oven. French doors sit aside the dining area, whilst a wooden sash window looks into the scullery, which is the

perfect area for keeping laundry appliances.

To the first floor the split-level landing leads to an east and west wing where one will find a total of five double bedrooms and a well appointed family bathroom which comprises of a separate bath, shower and twin sinks set within a vanity unit.

OUTSIDE:

The gardens wrap around the property and mainly laid to lawn, interspersed with fruit trees and established shrubs. There is a large sandstone patio surrounding the 32 ft heated swimming pool which is particularly deep and includes a diving board and slide.

There are multiple outbuildings which include a summer house, log store and a recently installed Crown pavilion which houses a hot tub and seating area. The garden furniture and hot tub could potentially be negotiated with the sale. The gated driveway provides ample parking with a double car port, garage and EV charger.









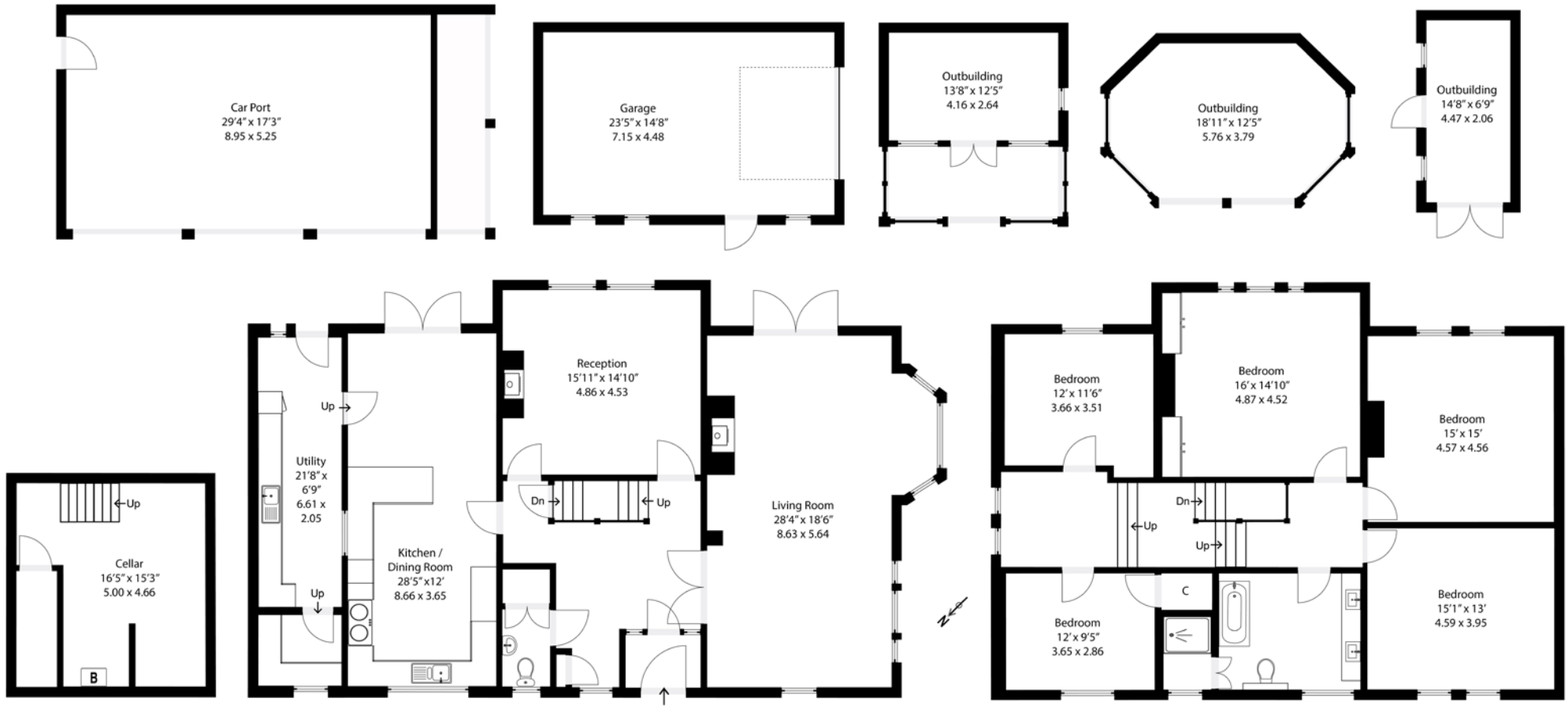


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points. Not to scale. Outbuildings are not shown in actual location.



TOTAL FLOOR AREA: 4532sq. ft (421 sq. m)
 HOUSE: 3100 sq. ft (288 sq. m)
 OUTBUILDINGS: 1432 sq. ft (133 sq. m)



EPC RATING
 TBC



COUNCIL TAX BAND
 G



GENERAL INFORMATION
 Cespit drainage shared with Lingfield Lodge
 All other services are mains connected

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