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The Gables 74, London Road, Newington, ME9 7NR

6 BEDROOMS | 5 BATHROOMS | 2 RECEPTIONS



Freehold

The Gables, 74 London Road, Newington, ME9 7NR

- Substantial Detached 1920's Residence
- Six Bedrooms & Five Bathrooms
- Neutral Decor & Clean Lines
- Vaulted Ceilings & Bi-fold Doors
- Over 3100 Sq.Ft Of Versatile Accommodation
- Set Within 0.53 Acres Of Enclosed Grounds
- Large Driveway & Detached Double Garage
- Desirable Location Surrounded By Countryside



SITUATION:

The village of Newington is situated on the A2 between Rainham and Sittingbourne and enjoys excellent road access to London and the Kent coast via the M2 and the M20.

The property is a short walk to the village's local amenities and mainline train station which provides direct rail services to London Victoria and Cannon Street, whilst the high-speed link to St Pancras is available from Rainham. Families will appreciate the proximity of Newington CoFE Primary School and the easily accessible Leigh Academy Secondary and Rainham Mark Grammar School.

Riverside country park is a popular area and offers cycle paths nature walks and a well-equipped play area for children.

Just a few miles from 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.

Maidstone, Kent's county town, is just a short distance away, offering a wealth of shops, restaurants, cultural attractions, and excellent schooling options. Maidstone's vibrant town centre features a mix of historic architecture and modern developments, with plenty of green spaces such as Mote Park, a 450-acre parkland offering outdoor activities and lakeside walks.



DESCRIPTION:

A substantial, detached, and highly versatile six-bedroom residence set within an impressive 0.53-acre plot of beautifully landscaped grounds with mature trees.

The Gables, originally built in the 1920s, has been sensitively extended over the years. It now offers over 3100 sq. ft. of well-appointed accommodation, in addition to a detached double garage, which holds potential for conversion for a self-contained annexe (subject to planning consent – STPC).

Clean lines, sleek bathrooms, and neutral décor set the tone for this attractive property, while also providing scope for the new owners to add their own personality.

The composite front door opens into a bright and airy entrance hall, which leads into a spectacular dining room featuring vaulted ceilings and bi-fold doors. Opposite the dining hall is a well-appointed kitchen/breakfast room with a large central island



around which the units are arranged. Many appliances are integrated, including a dishwasher, double Neff oven, and induction hob. A separate utility room with access to both the garden and garage further enhances the space.

The dual-aspect living room is positioned at the front of the house and features a gas stove set within exposed brickwork, beneath an oak mantle.

The ground floor has four bedrooms, three of which have en-suite bathrooms, whilst the fourth bedroom is used as a study, and is adjacent to the cloakroom and family bathroom.

The ground floor is complete with a conservatory which spans the full width of the property.

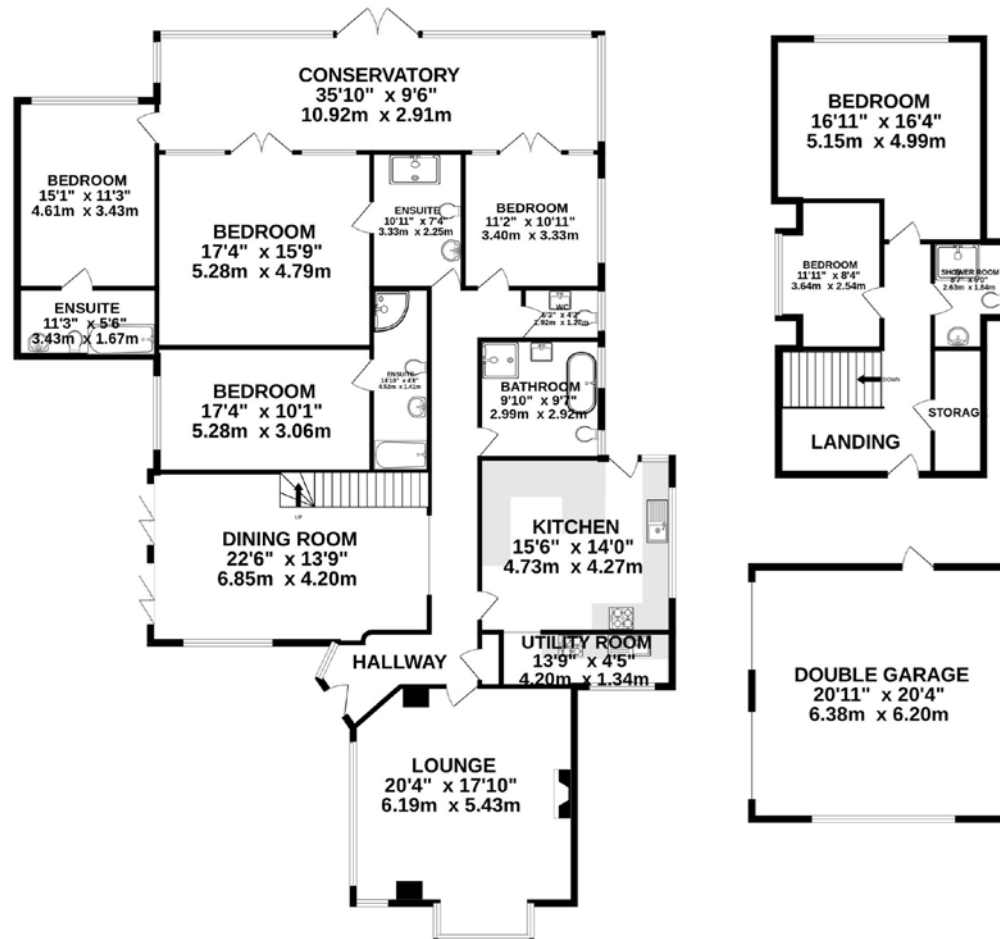
To the first floor there is a large galleried landing with a good amount of storage, the

hallway leads to two additional bedrooms and a well-appointed shower room.

OUTSIDE:

The Gables occupies a substantial 0.53-acre plot, featuring a large driveway to the front and a beautifully maintained rear garden. The rear garden is mainly laid to lawn, enclosed by new timber fencing and bordered by mature trees.

The detached double garage benefits from a pitched roof and electric doors. Subject to planning consent (STPC), it offers an excellent opportunity for conversion into a small annexe.



TOTAL FLOOR AREA: 3543 sq. ft (338 sq. m)
HOUSE: 3100 sq. ft (288sq. m)
GARAGE: 430sq. ft (40 sq. m)



EPC RATING
C



COUNCIL TAX BAND
G



GENERAL INFORMATION
All services are mains connected

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