



FOUNDATION

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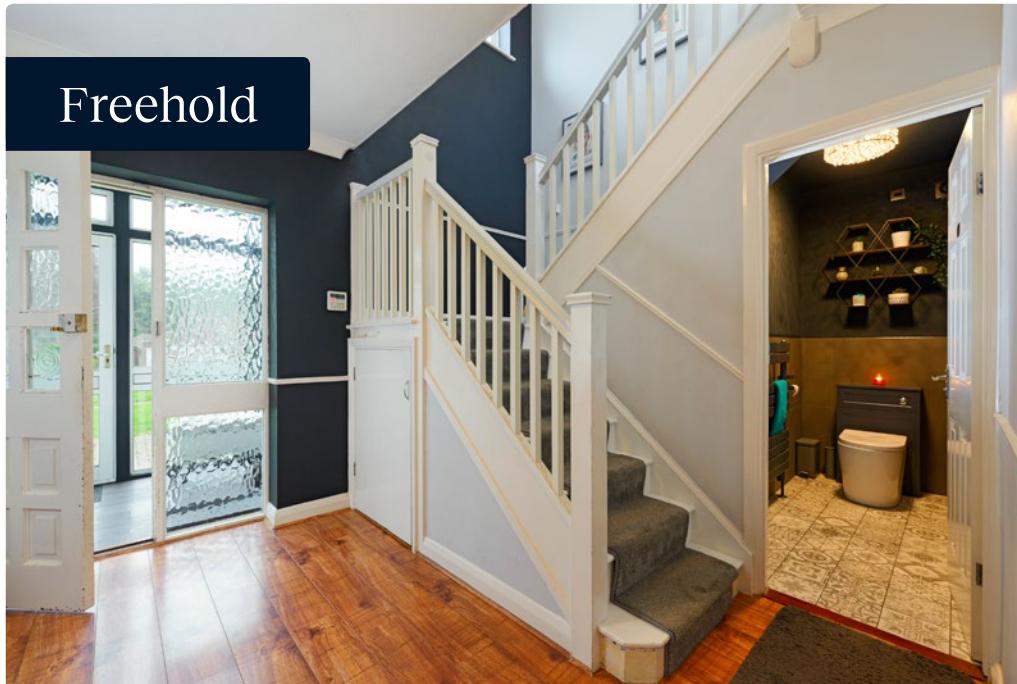
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5, Draysfield, Wormshill, Sittingbourne, ME9 0TY

5 BEDROOMS | 2 BATHROOMS | 3 RECEPTIONS

Freehold



5, Draysfield, Wormshill, Sittingbourne, ME9 0TY

- Substantial Detached Family Residence
- Over 2700 Sq.Ft Of Versatile Accommodation
- Five Bedrooms & Three Receptions
- Integral Annexe Ideal For Relative
- Generous South Facing Rear Garden
- Set Within 0.24 Acres Of Grounds
- Large Driveway & Double Garage
- Fully Insulated Cabin (Negotiable)

SITUATION:

This desirable family home is situated in the rural village of Wormshill, nestled within the Kentish North Downs, an Area of Outstanding Natural Beauty. The village offers a hall, historic church, traditional public house and an abundance of picturesque countryside walks, all set against simply stunning scenery. For families, primary schooling can be found in nearby Milstead and Frinsted, with a wide choice of secondary and grammar schools available in Maidstone and Sittingbourne. The property is conveniently positioned between the M2 and M20, making travel to London or the Kent coast both straightforward and efficient.

Lenham village lies just a few miles away and provides a charming village square with independent shops, cafés and public houses, together with a mainline station offering high-speed services to London in just over an hour; similar fast connections are also available from Maidstone.

Sittingbourne offers a comprehensive range of shopping, leisure and recreational amenities, including a swimming pool and several nearby golf courses. The town has recently benefited from regeneration, introducing a hotel, bowling alley, cinema and a variety of family restaurants, together with a mainline railway station providing regular services to London Victoria and high-speed connections to the capital in under 50 minutes.

The charming market town of Faversham, approximately nine miles away, boasts an attractive high street lined with independent retailers, a bustling market square and excellent leisure facilities, including indoor and outdoor swimming pools, a cinema, a large park and recreation ground, a museum and numerous pubs and restaurants.



DESCRIPTION:

A substantial and highly versatile five-bedroom detached residence, offering over 2700 sq.ft and set within almost a quarter of an acre which includes an enviable south-facing rear garden.

Located within Draysfield—an exclusive cul-de-sac in the charming village of Wormshill, set in an Area of Outstanding Natural Beauty—the property is ideally positioned between the county town of Maidstone and Sittingbourne, the latter providing high-speed rail connections to London, thereby offering a perfect balance of rural tranquillity and excellent accessibility.

Built in the mid-1970s to an exacting standard, the property has been thoughtfully enhanced and refined by the current owners to create an elegant and beautifully presented family home. Stylish décor and high-quality finishes flow throughout, blending timeless character with modern comfort.



The flexible layout also lends itself perfectly to multi-generational living. An integral annexe, complete with its own private entrance and staircase, allows the space to function entirely independently if desired—providing excellent scope for extended family.

The façade showcases a classic and well-balanced 1970s design, with red brick at ground level and attractive tile-hung elevations above, complemented by white-framed triple glazed windows and a prominent central gable that adds character and symmetry. An integral double garage, glazed entrance porch, and generous lawned frontage with mature planting enhance the home's impressive presence and welcoming kerb appeal.

The entrance lobby incorporates a separate boot room and opens into a welcoming reception hall with cloakroom and stairs rising to the first floor. The kitchen/breakfast room is fitted with classic Shaker-style cabinetry

adorned with cup handles and complemented by solid oak worktops; a double range cooker and twin Butler sink enhance the traditional aesthetic, while a separate utility room provides ample space for laundry appliances.

The dining room adjoins the kitchen and offers the potential to create a fully open-plan kitchen/dining space, subject to preference. The dual-aspect sitting room spans the depth of the house, centred around a wood-burning stove with an intricate mantel, creating a warm and inviting focal point.

The east wing can be accessed independently yet remains integral to the main house, offering excellent flexibility. Here, a double-glazed conservatory connects to a playroom with stairs rising to bedroom five, making this area ideal for multi-generational living or guest accommodation.



To the first floor are five generous double bedrooms and a well-appointed family bathroom fitted with an Aqualisa shower, twin basins and WC. The principal bedroom benefits from a walk-in wardrobe, en suite shower room, and an interconnecting door to bedroom five, further enhancing the home's versatility.

OUTSIDE:

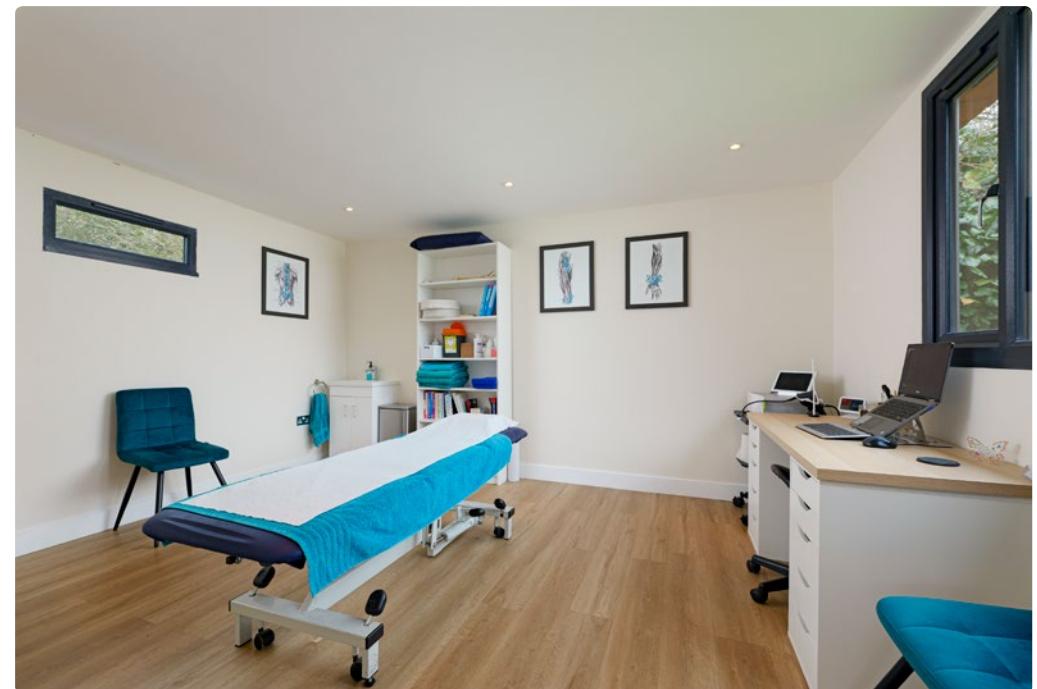
Occupying a desirable position within Draysfield, the property enjoys a generous south-facing rear garden, predominantly laid to lawn and beautifully framed by colourful planted borders. A large chicken coop, mature tree with treehouse, and a spacious patio terrace create a wonderful setting for both family life and outdoor entertaining. A recently added, fully insulated studio (negotiable) offers excellent flexibility for a home business or potential annexe use, comprising two separate rooms and a cloakroom with provision for a shower.

To the front, a substantial driveway provides ample off-road parking and leads to the integral double garage. The overall plot extends to approximately 0.24 acres and is complemented by attractive, well-maintained front gardens.

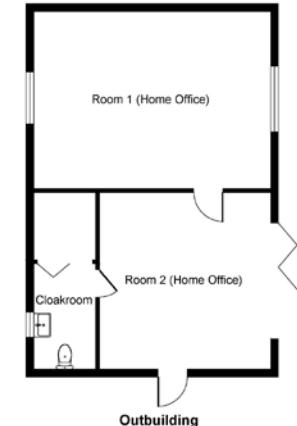
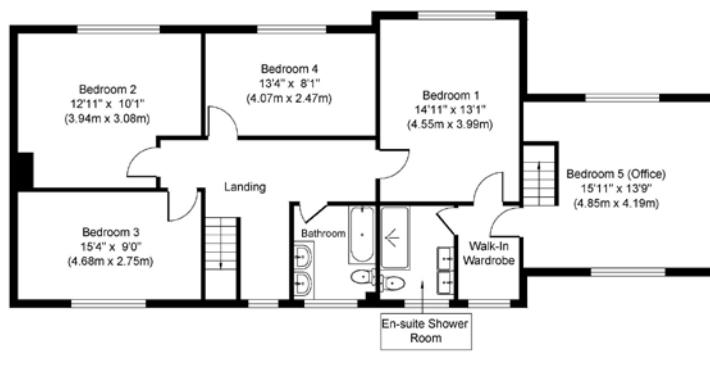
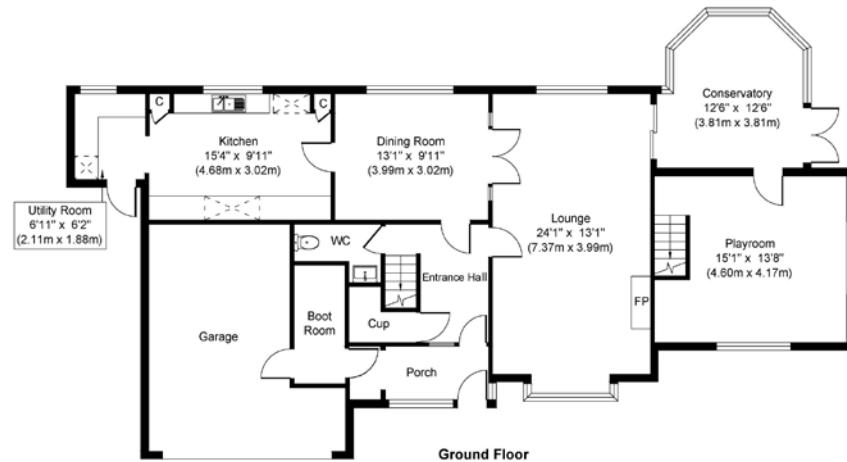
AGENTS NOTE:

The property is served by oil fuelled heating & private drainage.









TOTAL FLOOR AREA: 2728 sq. ft (253 sq. m)



EPC RATING
E



COUNCIL TAX BAND
G



GENERAL INFORMATION
Oil fuelled heating
Private drainage

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