



# Spyholm

Kingsdown with Lynsted, Kent



BNP PARIBAS GROUP



## An exceptionally well presented and comfortable home, enjoying a generous garden and a rural outlook

An immaculate detached house with flexible accommodation, generous gardens and further potential. Set in a rural village position backing onto open countryside yet within easy reach of Faversham and local transport connections by road and rail.



**4 RECEPTION ROOMS**



**4 BEDROOMS**



**3 BATHROOMS**



**GARAGE & DRIVEWAY**



**ABOUT 0.5 OF AN ACRE**



**FREEHOLD**



**RURAL/ VILLAGE**



**2,228 SQ FT**



**GUIDE PRICE  
£875,000**



### The property

Spyholm is an impressive family home with four bedrooms and impeccable décor throughout. The property provides flexible reception rooms with elegant, classic styling, while the large integrated garage and workshop both provide the potential for extension, subject to any necessary consents.

The welcoming reception hall with its wooden flooring, panelled walls, south-facing bay window, and log burner, is more than an entrance hall and provides an inviting sitting area. To either end of the hall, sliding double doors open to both a formal, part-panelled dining room and bright double aspect sitting room, the latter of which has a bay window at the front and French doors opening to the garden at the rear, as well as a corner woodburning stove.

A further set of double doors lead from the sitting room to a beautiful conservatory, which has a west-facing aspect, welcoming sunlight throughout the afternoon and into the summer evenings.

Towards the rear of the ground floor, the breakfast room provides further relaxed, everyday living space overlooking the garden and connected to the kitchen in a semi open-plan layout. There is space for a dining table and a seating area, while the kitchen is fitted with Shaker-style units, wooden worktops, a butler sink and a range cooker.

A double bedroom with an en suite shower room is located on the ground floor, which is ideal for use as a guest bedroom or a home study. Upstairs there are a further three well-presented bedrooms, including the generous principal bedroom, which benefits from built-in wardrobes, an en suite bathroom with an over-bath shower and a door leading to a splendid roof terrace. The first floor also has a large family bathroom with floor-to-ceiling tiling, a bath, separate shower unit and twin washbasins.















## Outside

At the entrance to the home, security gates open to a gravel driveway, where there is plenty of parking space and access to the integrated garages and workshop space. Altogether, the garages comprise almost 750 square feet of floor space, presenting the possibility for conversion into an annexe or further ground-floor living space, subject to any necessary consents.

The garden at the front of the house has a south-facing lawn, bordered by tall trees and hedgerows, while at the side there is a sunny terrace for al fresco dining. The rear garden provides further patio space, with a well-maintained, level lawn beyond. Post and rail fencing and a five-bar gate separate the lawn from a grassy meadow at the rear, which provides further peaceful space in which to relax.

## Location

Spyholm is set in the parish of Kingsdown with Lynsted, close to the larger village of Teynham and just four miles from Sittingbourne town centre.

Teynham has a local shop, a village pub and a community centre, as well as a primary school. There is a primary school and pub in the village of Lynsted, approximately a mile away, with a further primary school found in nearby Rodmersham (the Ofsted Outstanding-rated Rodmersham School). Sittingbourne and Faversham offer a choice of shops, supermarkets, schools and other amenities and leisure facilities.

Sittingbourne station provides services to London Victoria, Cannon Street and St Pancras International, with each taking approximately an hour. The cathedral city of Canterbury provides a further choice of shops and leisure facilities. The area is well connected by road, with the M2 approximately seven miles away. The area has good access to Continental Europe via Eurotunnel and the Port of Dover.

For leisure, there is a health, fitness and squash club in Rodmersham, superb walking cycling and riding routes in the surrounding countryside, and sailing on the Swale, with the nearest marina being at Conyer.



## Distances

- Sittingbourne 4 miles
- Conyer 5 miles
- Faversham 6 miles
- Rainham 9.5 miles
- Maidstone 13 miles
- Whitstable 14 miles
- Canterbury 15 miles

## Nearby Stations

- Teynham Station
- Sittingbourne Station
- Faversham Station
- Newington Station
- Rainham (Kent) Station

## Key Locations

- Leeds Castle
- Mount Ephraim Gardens
- Faversham Town & Market
- Oare Gunpowder Works and Country Park
- Belmont House & Garden
- Canterbury Cathedral (A UNESCO World Heritage Site)
- The Historic Dockyard Chatham

## Nearby Schools

- Kent College
- The King's School,
- St Edmund's School
- Lorenden Preparatory School
- Rodmersham School
- Sutton Valence School
- Ashford School











The position & size of doors, windows, appliances and other features are approximate only.  
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## Floorplans

Main House internal area 2,228 sq ft (207 sq m)  
Garage&Workshop internal area = 745 sq ft (69 sq m)  
Terrace external area = 390 sq ft (36 sq m)  
Total internal area 2,973 sq ft (276 sq m)  
For identification purposes only.

## Directions

ME9 ORA

**what3words:** ///pretty.boxer.crab - brings you to the driveway

## General

**Local Authority:** Swale Borough Council

**Services:** Mains electricity, gas and water. We understand that the private drainage at the property complies with the relevant regulations. Confirmation is being sought. Gas heating.

**Mobile and Broadband checker:** Information can be found here <https://checker.ofcom.org.uk/en-gb/>

**Council Tax:** Band G

**EPC Rating:** E

**Planning:** Prospective purchasers should make their own enquiries of Swale Borough Council.

**Wayleaves and easements:** The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

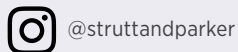
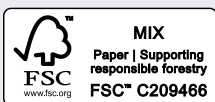
## Canterbury

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