



116 Oak Lane
Upchurch, Kent

A detached five-bedroom new build property with self-contained annexe, in a rural yet highly accessible village

A new three-storey family home offering bright and voluminous rooms, nestled adjacent to Upchurch River Valley Golf Course. Situated in a highly convenient Kent village, close to local and town centre amenities, the main road network and the station.



4 RECEPTION ROOMS



5-6 BEDROOMS



4 BATHROOMS CLOAKROOM



OUTSIDE



GARDEN



FREEHOLD



VILLAGE



3,239 SQ FT



**GUIDE PRICE
£1,100,000**

The property

116 Oak Lane is a striking contemporary family home offering 2,755 sq ft of light-filled, flexible accommodation arranged over three floors. Configured to provide a practical and cohesive living and entertaining environment, tall glazing floods the rooms with natural light and seamlessly connects the house to the wrap around garden and terrace.

The accommodation flows from a welcoming reception hall with cloakroom. The hugely impressive open plan reception room extends to almost 38 ft, containing a stylish kitchen/breakfast room, dining and sitting areas. The kitchen is fitted with an array of contemporary wall and base units, arranged around a large central island with breakfast bar, together with modern integrated appliances.

The remaining space - which can be configured to the purchaser's own requirements - has a sitting area with a large bay with feature full-height glazing, while the dining area has bi-fold doors to a sun trap courtyard garden and terrace and a door to a fitted utility room,

also with a door to the courtyard garden. The family room, featuring an angled bay with full-height glazing, is accessed through double doors off the sitting area.

Stairs rise from the reception hall to the upper floors. On the first floor the property provides a principal bedroom with an en suite shower room and bi-fold doors to a private balcony with glimpses of the golf course through the trees. Two further double bedrooms, both with large bays with full-height glazing, and a family bathroom with freestanding bath and separate shower complete the first floor accommodation.

The property's two remaining double bedrooms, both with vaulted ceilings, can be found on the second floor.

The Annexe

The detached two-storey annexe provides an open plan ground floor kitchen/sitting room with an en suite shower room and a vaulted first floor bedroom with cloakroom.













Outside

Set behind low-level walling in a prominent corner spot and having plenty of kerb appeal, the property is approached through electric double security gates over a resin driveway providing private parking for multiple vehicles. It gives access to a shed and to the detached annexe.

The wraparound garden allows one to follow the sun, and features areas of level lawn bordered by hedging providing privacy. The courtyard garden off the dining area also benefits from a terrace area, ideal for entertaining and al fresco dining.

Location

The rural Kent village of Upchurch has a full range of facilities, including a village hall, Co-op store, GP surgery, pub, takeaway, primary school and golf course. It sits between the towns of Rainham and Sittingbourne, both of which offer more comprehensive shopping, service, leisure and recreational amenities. The nearby River Medway also offers a wide range of watersports activities.

Extensive facilities are also available in Gillingham, Chatham, Rochester, Strood, Maidstone, Aylesford and, slightly further afield, Faversham and Canterbury.

Transportation links are excellent: local buses link the village to nearby towns, the A2 links to the M2 and motorway network, and Rainham station offers regular services to central London from around 50 minutes. The area has good access to the Continent via Eurotunnel and the Port of Dover.



Distances

- Rainham 2.5 miles
- Gillingham 5.5 miles
- Sittingbourne 6 miles
- Chatham 7 miles
- Rochester 8.6 miles
- Maidstone 14 miles
- Strood 14.5 miles
- Aylesford 15.9 miles

Nearby Stations

- Rainham

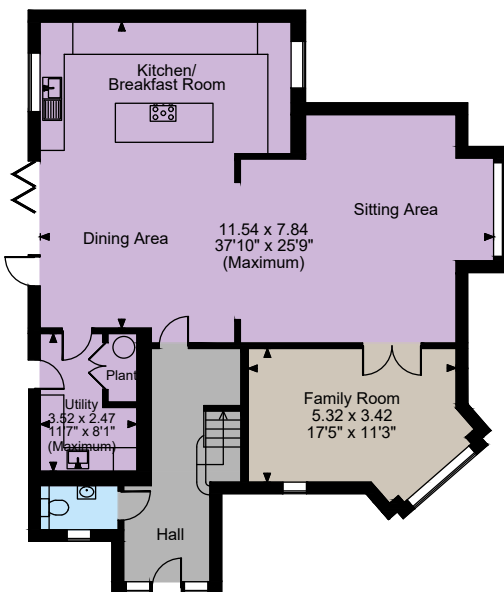
Key Locations

- Leeds Castle
- Sittingbourne & Kemsley Light Railway
- Mount Ephraim Gardens
- Faversham Town & Market
- Chart Gunpowder Mills
- Chilham Castle & Village

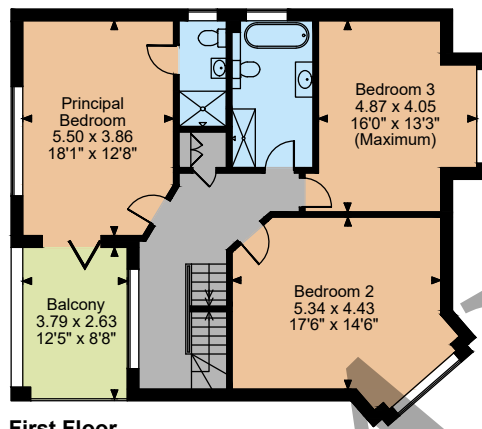
- Belmont House & Garden
- Canterbury Cathedral (A UNESCO World Heritage Site)
- The Historic Dockyard Chatham

Nearby Schools

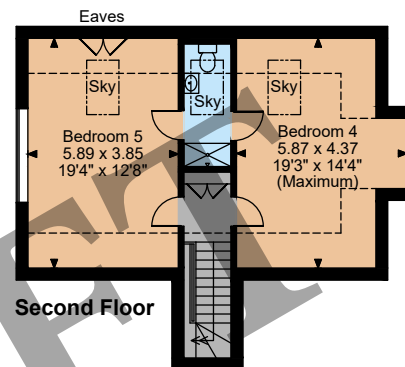
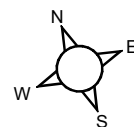
- Holywell Primary School
- Riverside Primary
- Hartlip CofE
- Various village primary schools
- Leigh Academy
- Rainham Mark Grammar
- The Howard School
- Chatham Grammar School for Girls
- Rochester College
- King's School, Rochester



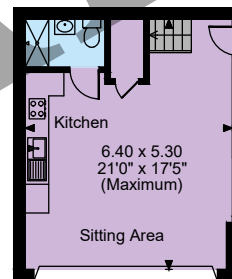
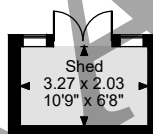
Ground Floor



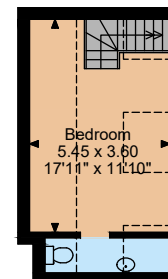
First Floor



Second Floor



Annexe Ground Floor



Annexe First Floor

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

□ □ □ Denotes restricted head height

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Floorplans

Main House internal area 2,755 sq ft (256 sq m)

Annexe internal area 484 sq ft (45 sq m)

Shed internal area 71 sq ft (7 sq m)

Balcony external area 111 sq ft (10 sq m)

Total internal area 3,310 sq ft (308 sq m)

For identification purposes only.

Directions

ME9 7AY

what3words: ///funny.translated.grunt - brings you to the property

General

Local Authority: Swale Borough Council

Services: All mains services; air source heat pump, underfloor heating throughout.

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

Council Tax: Awaiting confirmation from Swale Borough Council

EPC Rating: B

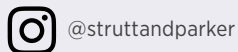
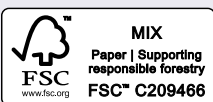
Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Canterbury

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