

Erriot Wood House Erriot Wood

Sittingbourne

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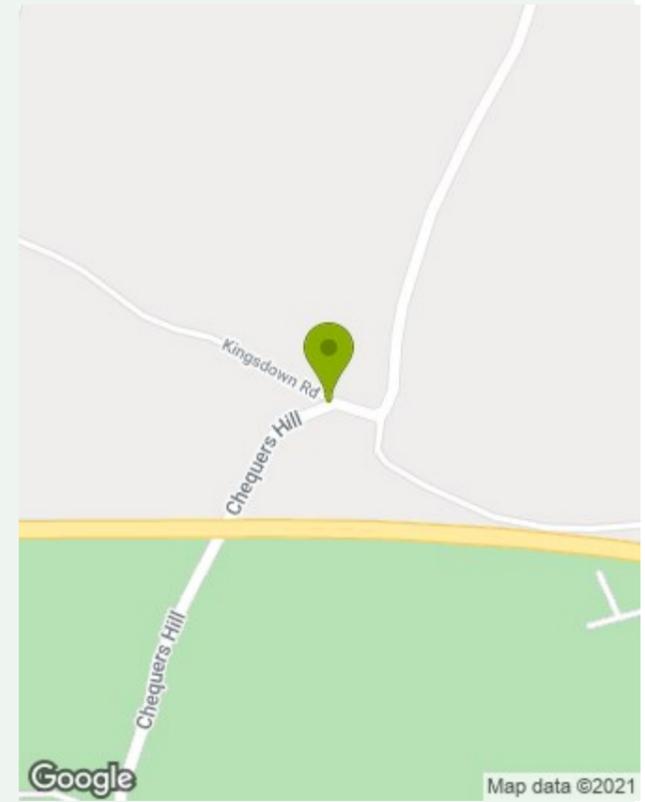
STUNNING EXTENDED DETACHED FAMILY HOME WITH LARGE GARDEN AND DRIVEWAY PARKING FOR SEVERAL CARS. DELIGHTFULLY SITUATED IN A SOUGHT AFTER RURAL LOCATION. This beautiful family home which has been lovingly extended create a stunning modern kitchen/diner with under floor heating, a spacious bathroom on the top floor, four large bedrooms, bright and airy lounge and a formal dining room. Kingsdown is a small hamlet surrounded by the villages of Frinsted, Milstead, Doddington and Lynsted. The hamlet is within the civil parish of Lynsted with Kingsdown. Faversham, Sittingbourne and the nearby village of Teynham all have good rail access to London. There is wide range of schooling across all ages with a good choice of primary and secondary schools in both Sittingbourne and Faversham. AN INTERNAL VIEWING IS RECOMMENDED!

- SUPERBLY EXTENDED
- Four Good Size Bedrooms
- Spacious Bathroom
- Large Reception Rooms With Log Burners
- Driveway to Front and Rear
- Detached Home
- Stunning Kitchen/Breakfast Room/Sitting Room
- Ground Floor Shower Room
- Generous Size Plot
- Energy Rating - D

Entrance Hall Under-floor Heating, Log Burner	10'11" x 9'10" (3.34m x 3.01m)
Entrance Hall Under-Floor Heating	
Lounge Log Burner	17'2" x 11'6" (5.24m x 3.52m)
Kitchen/Breakfast Room/Sitting Room Under-Floor Heating	35'8" x 11'3" (10.88m x 3.43m)
Playroom/ Dining Room Log Burner	17'5" x 10'11" (5.32m x 3.35m)
Ground Floor Shower Room	
First Floor Landing	
Master Bedroom	15'4" x 11'6" (4.68m x 3.52m)
Bedroom Two	17'3" x 10'11" (5.28m x 3.35m)
Bedroom Three	12'6" x 10'5" (3.83m x 3.20m)
Bedroom Four	10'10" x 9'8" (3.32m x 2.97m)
Cloak Room	
Second Floor	
Bathroom	14'9" x 13'2" (4.50m x 4.02m)
Separate WC	
Rear Garden	200' (60.96m)
Paved patio area. Remainder laid to large areas of lawn with fenced and hedged boundaries. Large wooden summer house with power and light.	
Driveway	
Parking at Front and Rear	

Viewing

Strictly by appointment through the vendors agents HARRISONS HOMES 01795 474848



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
	88		80
	59		50
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	





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