

Rooks View

Bobbing | Sittingbourne | ME9 8GB



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Bobbing, Sittingbourne, ME9 8GB

Asking Price £675,000
Freehold

If you are searching for a spacious family home that is ready to move straight into, this impressive detached executive property, situated on an exclusive development, could be just what you are looking for. Beautifully presented throughout, the property offers generous and versatile accommodation, making it an ideal choice for growing families.

Upon entering, you are welcomed by a spacious entrance hall leading to a separate study, a comfortable living room, utility room and ground floor cloakroom. The heart of the home is the impressive open-plan kitchen/dining room, providing plenty of space for entertaining and everyday family life, with bi-fold doors opening directly onto the rear garden. Upstairs, the master bedroom benefits from its own en-suite bathroom, alongside four further double bedrooms and two additional bathrooms.

Externally, the property enjoys a low-maintenance, enclosed rear garden which backs directly onto open fields, offering a pleasant outlook and a good degree of privacy. Further benefits include a double garage and ample off-road parking. Early viewing is highly recommended to fully appreciate everything this property has to offer.







Benefitting from:

- Impressive five-bedroom detached executive home
- Spacious open-plan kitchen/dining room with bi-fold doors
- Four further double bedrooms plus master with en-suite
- Separate study, utility room
- Ground floor cloakroom
- Enclosed rear garden backing onto open fields
- Double garage, off-road parking
- Council Tax: G
- EPC Rating: C

Accommodation

Ground Floor:

Lounge: 4.7m x 3.89m (15'5" x 12'9")

Study: 3.3m x 2.24m (10'10" x 7'4")

Kitchen/Diner: 9m x 3.25m (29'6" x 10'8")

Utility Room:

Cloakroom:

First Floor:

Bedroom 3: 3.94m x 3.8m (12'11" x 12'6")

Ensuite: 2.46m x2.26m (8'1" x7'5")

Bedroom 4: 5.05m x 3.05m (16'7" x 10')

Bedroom 5: 3.8m x 2.95m (12'6" x 9'8")

Bathroom:

Second Floor:

Bedroom 1: 4.62m x 3.8m (15'2" x 12'6")

Bedroom 2: 4.62m x 3.05m (15'2" x 10')

Exterior

Rear garden

Double garage









Additional Information

Bobbing is a charming village located in the Swale district of Kent, England. Situated just outside the town of Sittingbourne, Bobbing offers a tranquil, rural setting while remaining well-connected to urban amenities. The village is primarily residential, with a mix of traditional cottages and modern homes, making it an attractive option for families and commuters alike.

Bobbing is known for its proximity to the beautiful Kent countryside, ideal for outdoor enthusiasts, with several walking and cycling routes nearby. The area also boasts good local amenities, including shops, schools, and a community hall.

Transport links are excellent, with Sittingbourne railway station just a short drive away, providing direct services to London. Additionally, Bobbing's location near the A249 allows easy access to the M2 and M20 motorways, making travel convenient for those working in London or other nearby towns. Bobbing combines rural charm with modern convenience, offering a peaceful lifestyle with good connectivity.

Council Tax - G

EPC Rating - C













Important Notice

These particulars do not form part of an offer or contract and must not be relied upon as statements or representation of fact. Any areas, measurements, journey times or distances are approximate. The text, images, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and we have not tested any services, equipment or facilities. References to tenure are based on information supplied by the seller. Buyer should verify all information themselves by inspection or otherwise prior to a legal commitment to purchase. Photos and images are subject to copyright.

Location

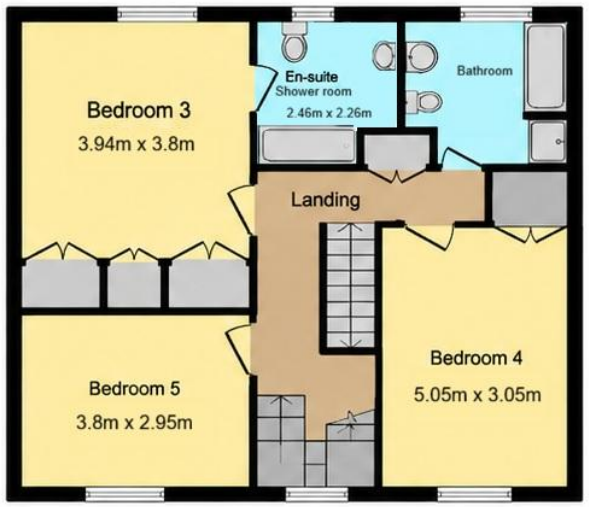


(All distances & times are approximates)

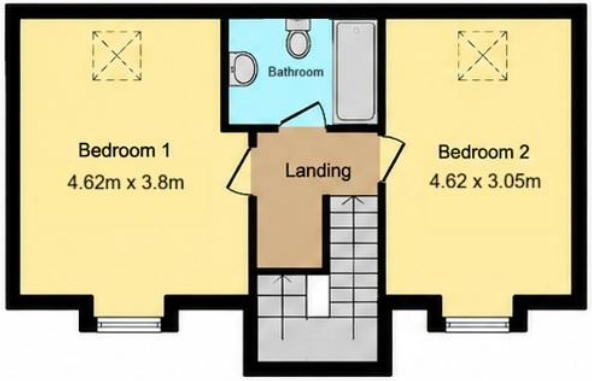
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Together *we* make it happen.
Your property experts *are here to help.*
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Ground Floor



First Floor



Second Floor

Total floor area 192.3 sq.m. (2,070 sq.ft.) approx

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