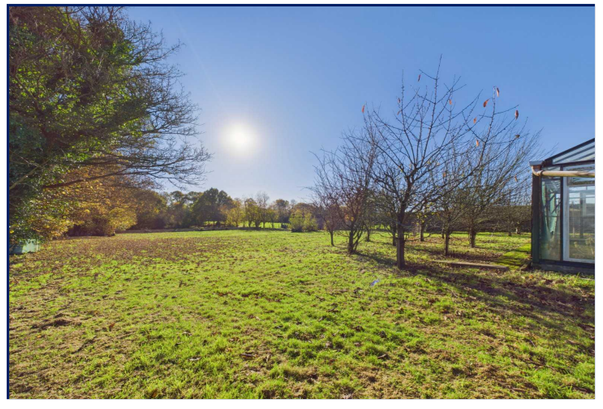




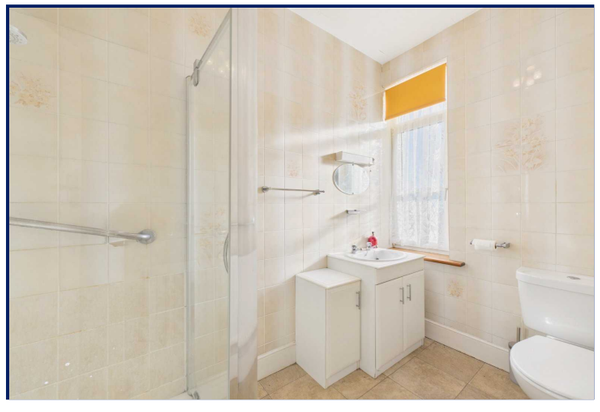












Nursery Bungalow,
The Street, Swingfield

Asking Price: £575,000
Freehold

Reeds Rains

reedsrains.co.uk

Nursery Bungalow, The Street, Swingfield, CT15 7EZ

Asking Price: £575,000

Council Tax Band: E
EPC Rating: D

Situated in the heart of the highly regarded rural hamlet of Swingfield, this detached three-bedroom bungalow presents a wonderful opportunity to acquire a home with deceptively spacious accommodation and future potential.

Enjoying high ceilings and well-proportioned accommodation throughout, the property is perfectly habitable in its current form, whilst offering an exciting opportunity for a new owner to modernise, personalise and potentially extend, subject to the necessary planning consents.

The accommodation comprises a covered entrance porch, welcoming entrance hall, spacious dual-aspect sitting room featuring a fireplace with wood-burning stove, kitchen with breakfast bar, conservatory overlooking the gardens, modern shower room/WC and three good-sized bedrooms.

Perhaps the property's greatest attraction is its impressive plot, extending to just under approximately 1.3 acres and offering an increasingly rare opportunity to enjoy space, privacy and a genuine country lifestyle. The established grounds incorporate expansive lawns, mature hedging and shrubs, an orchard area, woodland to the far boundary and a variety of useful outbuildings.

The grounds offer enormous versatility and scope for a variety of lifestyle interests, whether that be small-scale equestrian or animal keeping, home growing, gardening or simply enjoying the freedom and tranquillity of having your own substantial piece of countryside.

This is a property with a wonderful sense of individuality and an opportunity for its next owners to create something truly special, whilst enjoying all that the existing home and its beautiful surroundings have to offer. Offered for sale with no onward chain.

Location

This super property is well located in this delightful rural hamlet with open countryside to the front. There are a number of villages within easy reach including Densole, Hawkinge, Elham, Lyminge and Barham. These offer a good variety of services including shops, schooling, public houses, doctors, pharmacists, sport and recreational amenities. To the South, on the coast, you will find Folkestone and the Channel Tunnel. To the North, accessed via the A260 connecting to the A2, is the cathedral city of Canterbury. These both offer an extensive range of facilities together with mainline train services to London. The Channel port of Dover lies to the South East providing further means of access to Europe.

Agents Note

If an offer is accepted on a property marketed by Reeds Rains, all purchasers are required to complete ID verification checks. This is a legal obligation under Anti-Money Laundering Regulations and we use a specialist third-party company to carry out these checks. The fee is £30 plus VAT (£36 including VAT) per transaction, payable once the offer is agreed and before the sales memorandum is issued. Please note that once paid, this charge is non-refundable.

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



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