

# Orchard Gate, Lynsted Lane

Lynsted, Kent, ME9 0EN



## The Property

A stunning 4 bedroom detached luxury family home with the opportunity to extend into the loft space to create a further bedroom and cinema room.

The property is located in the delightful rural village of Lynsted with easy access to the A2, midway between Faversham & Sittingbourne. Lynsted offers a primary school, church and public house/restaurant and the nearby village of Teynham also offers a range of day-to-day shops and primary school. A more comprehensive range of shops and excellent range of schools can also be found in the near by towns of Faversham (5 miles), Canterbury (14 miles) and Sittingbourne (4 miles).

This property is ideal for commuters with Teynham train station (1.5miles) offering direct routes to London Victoria in just over 1hour and Sittingbourne train station (4miles) also offers direct routes to St Pancras International station just under 1hour. The M2 can be joined at Junction 5 (8 miles) to the west, or Junction 6 to the East. The Channel Tunnel at Folkestone and the Port at Dover provide regular crossings to the continent - both can be reached via the M2/ M20. Ashford International is also accessible via the M20 (20 miles).

Please note, this brochure is for guidance only. The specification should be checked with our sales team, as this brochure does not constitute any part of a contract, nor does it constitute an offer. Floor plans and measurements are for guidance purposes only and we do not guarantee their accuracy - any points of particular importance, should be clarified with our Sales Team.

Front door leading into a good size hallway with a storage cupboard and access to the integral garage as well as all the rooms to the ground floor.

**Kitchen / Dining** 6.75 x 3.72 (22'2" x 12'2")  
Fully fitted kitchen with integrated electric oven and gas hob with extractor hood over. There is space for free standing fridge/freezer and washing machine. There are doors leading to the living room and hallway, and the added benefit of double patio doors leading onto the large rear garden.

**Living Room** 3.72 x 7.55 (12'2" x 24'9")  
Good size living room with patio doors leading to rear garden

**Downstairs w/c**  
White sanitary ware to include hand wash basin and w/c.

**Master Bedroom** 4.55 x 5 max (14'11" x 16'5" max)

Front aspect bedroom with en-suite shower room.

**Bedroom 2** 3.93 x 4.12 (12'11" x 13'6")  
Rear aspect double bedroom

**Bedroom 3** 3.74 x 4.32 max (12'3" x 14'2" max)

Front aspect double bedroom

**Bedroom 4** 3.75 x 3.74 (12'4" x 12'3")  
Rear aspect double bedroom

**Family bathroom**  
White sanitary ware with half tiling to bath and appliance walls. Chrome heated towel rail.

## Specification & Security feature

Main Powered smoke detectors  
Gas central heating with high efficiency boiler  
Landscaped front garden  
Water tap to rear  
Up and over garage door  
Wiring for Security Alarm system  
Windows and doors feature multi-point locking systems

## Directions

From exit 5 of the M2, at the roundabout, take the 1st exit onto Maidstone Rd/A249 (1.8 miles). Take the A2 exit toward Rainham/Sittingbourne (0.4 miles). At the roundabout, take the 4th exit onto Key St/A2 and continue to follow A2 (1.4 miles). Turn left onto St. Michael's Rd/A2 (0.2 miles), Keep left to stay on St. Michael's Rd/A2 and continue to follow A2 (0.7 miles). Turn left onto East St/A2 and continue to follow A2 (2.4 miles). Turn right onto Lynsted Ln (1.1 miles).



Teynham - 1.5miles



M2 - Exit 6 - 6 miles  
M2 - Exit 5, off A249 - 8 Miles



Manston Airport - 28 Miles  
London Gatwick - 53 Miles

Sat Nav

ME9 0EN

