



# Hoath Lane

Wigmore | Rainham | ME8 0SL



# Hoath Lane

Wigmore, Rainham, ME8 0SL

Asking Price £850,000  
Freehold

Stunning 4-bed detached in Wigmore with 3053.2 sq ft, no chain, 0.2-acre plot, high-spec finish, driveway, garden room. Walking distance to schools/shops. Viewing recommended!

## Benefitting from:

- 3053.2 Square Feet
- NO CHAIN!
- 0.2 Acre Plot
- Walking Distance to Schools and Shopping Centres
- High Specification Finish Throughout
- Driveway To Front
- Large Garden Room with Bifolds
- Stunning Roof Balcony
- Viewing Highly Recommended
- Council Tax: G
- EPC Rating: C



Nestled within the charming landscape of Wigmore, Kent, stands a breathtaking modern residence that epitomizes contemporary luxury living. This magnificent 4-bedroom detached property on Hoath Lane beckons with its unparalleled blend of sophistication, comfort, and convenience. With a generous floor area spanning 3053.2 square feet, this residence promises ample space for families to flourish and thrive.

The property's allure begins with its prime location, offering easy access to essential amenities while maintaining a serene suburban ambiance. Situated on a sprawling 0.2-acre plot, the residence boasts a sense of privacy and tranquillity, providing a perfect retreat from the hustle and bustle of city life.

One of the standout features of this property is its seamless integration of modern design elements and high-quality craftsmanship. From the moment you step inside, you're greeted by a sense of elegance and sophistication. Every detail has been meticulously curated to create a living space that exudes both style and comfort.

The absence of a chain adds an extra layer of convenience, streamlining the buying process and allowing for a smooth transition into your dream home. Whether you're a first-time buyer or a seasoned homeowner, this property offers a hassle-free purchasing experience.

Families will appreciate the proximity to schools and shopping centres, making daily errands and school runs a breeze. Within walking distance, residents can access a range of educational institutions and retail outlets, ensuring that every need is catered to within easy reach.

The property's interior is a testament to modern luxury, with a high-specification finish that elevates every corner of the home. From sleek fixtures to premium materials, no expense has been spared in creating a living space that exudes refinement and sophistication.





As you explore the residence, you'll be captivated by its array of standout features. A driveway to the front provides ample parking space, while a large garden room with bifolds offers the perfect spot for relaxation and entertainment, seamlessly connecting the indoors with the outdoors.

At the end of the garden, a spacious garden room awaits, providing the ultimate haven for leisure and recreation. Equipped with facilities for games, pool, table football, and even a golf simulator, this versatile space offers endless opportunities for enjoyment and relaxation.

For those seeking a touch of indulgence, a stunning roof balcony beckons, offering panoramic views of the surrounding landscape. Whether you're enjoying your morning coffee or unwinding with a glass of wine at sunset, this rooftop retreat provides the ideal setting for quiet contemplation and al fresco living.

In summary, this modern 4-bed detached property on Hoath Lane, Wigmore, Kent, is a true gem that ticks all the boxes for discerning homeowners. With its spacious layout, premium finishes, unbeatable location, and exceptional leisure amenities, it represents the epitome of contemporary luxury living. Viewing is highly recommended to fully appreciate everything this exceptional residence has to offer.





### Key facts for buyers



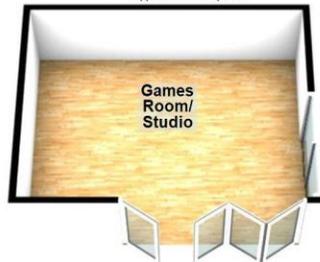
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**Ground Floor**  
Approx. 1947.4 sq. feet



**First Floor**  
Approx. 1105.9 sq. feet



Total area: approx. 3053.2 sq. feet

Please be advised this plan is offered for marketing purposes only. It can not be relied upon for exact or precise measurements, angles, window or door openings. Whilst every effort is made to ensure the accuracy the company or provider accepts no responsibility for the content. Plan produced using PlanUp.







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## Additional Information

Discover the allure of Rainham and Gillingham, nestled in the heart of the Medway Towns. These neighbouring communities offer a unique blend of tranquillity and convenience, with picturesque landscapes and excellent transport links, including direct train services to London city centre. Residents benefit from a variety of shopping destinations such as Hempstead Valley Shopping Centre and Gillingham Business Retail Park, along with a plethora of local pubs and restaurants to enjoy. Both towns boast well-respected schools, including Rainham Mark Grammar, ensuring quality education for families.

Moreover, Rainham and Gillingham provide ample open space and recreational facilities, including Capstone Country Park, Berengrave Nature Reserve, Riverside Country Park, the Planet Ice Skating Rink, the Ski & Snowboard Centre, and Great Lines Heritage Park. This abundance of amenities caters to diverse interests and lifestyles, making these towns not just places to live, but communities to thrive in.



## Accommodation

**Hallway** 6.76m x 4m (22'2" x 13'1") Double glazed door to front. Two double glazed windows to front. Fitted storage cupboards. Stairs to first floor. Hardwood flooring. Radiator.

**Lounge** 6.53m x 4.57m (21'5" x 15') Double glazed bay window to front and window to side. Hardwood flooring. Radiator.

**Reception Room** 4.37m x 2.74m (14'4" x 9') Double glazed window to side. Hardwood flooring. Radiator.

**Kitchen** 6.43m x 3.86m (21'1" x 12'8") Double glazed window to rear. Range of wall and base units with Quartz worktop. Double AEG oven. Neff induction hob. AEG integrated microwave. Enclosed boiler cupboard. Island with Quarts worksurface. Hardwood flooring with underfloor heating.

**Family Room** 4.9m x 4.11m (16'1" x 13'6") Double glazed bi folding doors to rear. Underfloor heating. Hardwood flooring.

**Study** 2.06m x 1.6m (6'9" x 5'3") Double glazed window to side. Range of wall and base units with worktop. Carpet. Radiator.

**Lobby** 2.36m x 1.02m (7'9" x 3'4") Double glazed door to side. Cupboard. Tiled flooring.

**Utility Room** 2.06m x 1.93m (6'9" x 6'4") Range of wall and base units. Space for washing machine and tumble dryer. Tiled flooring.

**Shower Room** 2.26m x 1.57m (7'5" x 5'2") Double glazed window to rear. Low level WC. Vanity wash hand basin. Enclosed shower. Heated towel rail. Tiled flooring with underfloor heating.

**Landing** 5.61m x 2.44m (18'5" x 8') Double glazed window to front. Access to loft. Hardwood flooring. Radiator.

**Bedroom One** 4.3m x 4.1m (14'1" x 13'5") Double glazed doors to roof terrace. Double glazed window to rear. Fitted furniture. Hardwood flooring. Radiator.

**Roof Terrace** 4.3m x 3.89m (14'1" x 12'9") Enclosed with astro turf.





**Ensuite** 3.56m x 2.87m (11'8" x 9'5") Double glazed window to rear. Low level WC. Wall mounted wash hand basin. Bath. Wet room shower. Heated towel rail. Tiled flooring.

**Bedroom Two** 4.06m x 3.76m (13'4" x 12'4") Double glazed window to front. Two double glazed velux windows to side. Fitted furniture. Hardwood flooring. Radiator.

**Bedroom Three** 3.58m x 2.8m (11'9" x 9'2") Double glazed window to front. Fitted wardrobes. Hardwood flooring. Radiator.

**Shower Room** 3.05m (10') Double glazed window to side. Low level WC. Wall mounted wash hand basin. Enclosed shower. Airing cupboard. Heated towel rail. Tiled flooring.

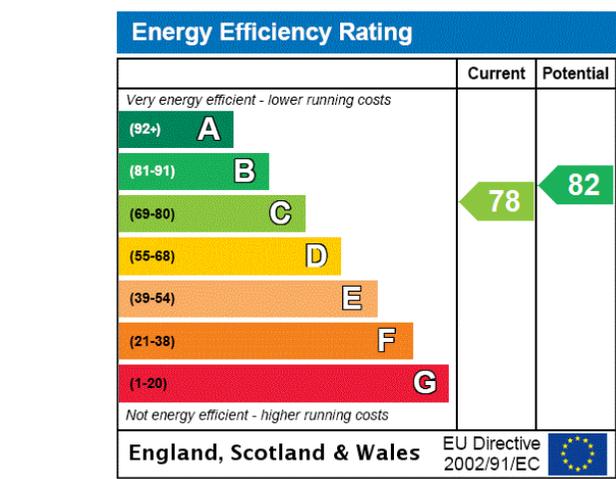
## Exterior

**Rear Garden** Approx 150ft Patio and laid to lawn. Side access. Decked area. Raised bordered edges. Outside BBQ. Entertainment area. Outside power and tap. East facing. Access to Games Room.

**Games Room** 7.67m x 7.52m (25'2" x 24'8") Double glazed bi folding doors to front. Double glazed sliding door to side. Four velux windows. Power and lighting. Air con and heating. Wifi. Wrap around decking. Wooden flooring.

**Parking** Large driveway to front.





## 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.

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