



FOR SALE

Crouch Hill Court, Lower Halstow
3 Bedroom, Semi Detached Extended House
Well Presented Family Home
Large sitting Room, 2nd Reception Room
Open Plan Kitchen/Diner
Utility Room, Ground Floor WC
First Floor Family Bathroom, Loft Room
Off Road Parking, EPC Rating to follow..

£450,000



Property Description

Phoenix Property Services are delighted to offer for sale this substantial and rarely available semi-detached family home, situated within the highly sought-after village of Lower Halstow. Extensively extended to the ground floor, this impressive property offers exceptional living and entertaining space throughout, combined with a stunning mature west-facing garden backing onto a natural stream.

The accommodation begins with a large, bright and welcoming entrance hallway leading through to a comfortable sitting room and an impressive open-plan kitchen/dining area, creating the heart of the home. Double doors open directly onto the patio and beautifully maintained rear garden, allowing for excellent indoor and outdoor living. A further reception room links seamlessly with the kitchen/diner, providing an outstanding entertaining space ideal for modern family life. The ground floor also benefits from a useful utility room and separate WC.

To the first floor are three well-proportioned bedrooms together with a family bathroom. A staircase leads to a bright loft room which offers excellent versatility and could be utilised as a hobby room, home office or workspace.

Externally, the property continues to impress with a driveway providing off-road parking for two vehicles.



The magnificent west-facing rear garden has been beautifully landscaped and arranged into several sections, leading down to a picturesque natural stream and a stunning mature weeping willow tree, creating a truly unique and tranquil setting.

Properties of this size and character rarely come to the market within Lower Halstow, making this an opportunity not to be missed.

LOCATION

Lower Halstow is a picturesque countryside village set on the edge of the Medway Estuary, offering peaceful surroundings and a welcoming community atmosphere. Sailing enthusiasts can take advantage of the facilities at the Lower Halstow Yacht Club, while families are well served by the highly regarded local primary school, currently rated 'Good' by Ofsted. The popular The Three Tuns pub and restaurant is well known for its excellent food and friendly setting, and the village shop provides convenient everyday essentials.

The village also benefits from excellent transport connections, with easy access to the A2 and M2 motorway networks, making commuting straightforward. The nearby towns of Rainham and Sittingbourne are both within a 10-minute drive and offer a wide range of shops, grammar schools, and leisure facilities. For those travelling into the capital, Newington railway station is approximately a 5-minute drive away and provides direct rail services to London.



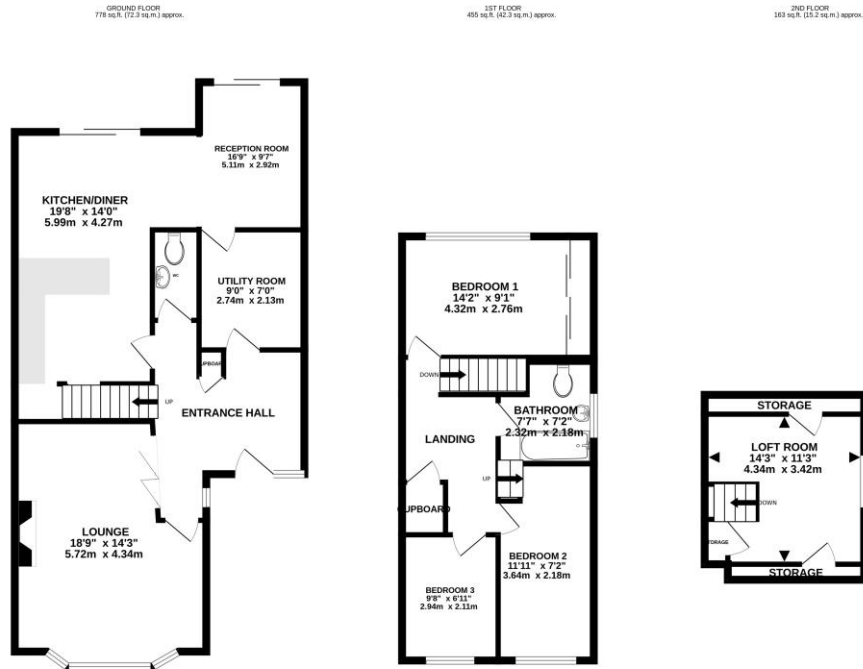
Key Features

- Substantial extended semi-detached home
- Sought-after Lower Halstow village location
- Large open-plan kitchen/dining room
- Additional reception room ideal for entertaining
- Spacious sitting room
- Utility room and ground floor WC
- Three good-sized bedrooms
- Bright loft room ideal for office/hobby use
- Beautiful mature west-facing garden
- Natural stream and mature weeping willow
- Driveway for two cars
- Rarely available property





Floor Plan



TOTAL FLOOR AREA: 1397 sq.ft. (129.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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All services connected but none tested - Measurement by sonic tape and may have some variation
Viewing strictly by appointment with Phoenix Property Services 54 Watling Street, Gillingham
ME7 2YN Telephone 01634 575 575 Viewings may be arranged at a mutually convenient time
including weekends

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