



Hook Green, Meopham, DA13 0JE
POA £800,000



NEARLY 5000 sq ft of Great Potential! This is H-U-G-E!

A truly magical five bedroom detached house set on a generous plot and with current planning for further potential. If this location and challenge is what you are looking for then you must call us for a guided tour and full explanation of the benefits.



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The main house has a gated driveway and can accommodate enough vehicles for most modern families. The entrance leads you into the spacious dining area which has a lovely sitting room adjacent bordered with original beams. The main living room has a lovely warm feel with its feature inglenook fireplace and oak beams. The centre of the property is the large kitchen area which will be great when entertaining as there is plenty of room and it also has direct access to the dining room and the garden room which I can imagine being used for breakfast times looking out over the garden or a more casual dining.

There are two separate flights of stairs at either end of the property giving access to five good size bedrooms and family bathroom. There is also a further bathroom and separate shower room on the ground floor so no more queue in the morning rush. The Outbuildings will be of considerable interest to most as there is enormous potential. The sheer size is the first thing that grabs you but there is much more to it. Call - 01322 303175

The house is situated heart of Meopham. The property is situated between Meopham, Longfield and Gravesend which benefits from local amenities and excellent transport links. The A2/M2 and M20/M26 motorway networks are both within reach. Meopham mainline station is approximately 5 minutes away which offers links to London Victoria (35 Minutes). The Ebbsfleet International station is also only a short drive away which also offers links to London and the

Continent. The Bluewater shopping centre is also only a short distance away which offers a huge variety of retail outlets, cinema, bars and restaurants.

Kitchen 18' narrowing to 16'8 x 14'9 (5.49m narrowing to 5.08m x 4.50m)

Dining Room 17'08 x 14'09 (5.38m x 4.50m)

Living Room 16'02 x 10'09 (4.93m x 3.28m)

Garden Room 9'10 x 8'07 (3.00m x 2.62m)

Cloakroom 5'09 x 2'4 (1.75m x 0.71m)

Cellar approx 9'6 x 8 (approx 2.90m x 2.44m)

Sitting Room 19'2 narrowing to 13'5 x 11'11 narrowing to 9'5 (5.84m narrowing to 4.09m x 3.63m narrowing to 2.87)

Guest Living Room or Study 13'11 x 8'11 narrowing to 6'10 (4.24m x 2.72m narrowing 2.08m)

Guest Bathroom 9'10 x 6' (3.00m x 1.83m)

Shower Room

Master Bedroom 17'07 x 8'10 plus door recess (5.36m x 2.69m plus door recess)

Bedroom 2 12' max x 8'07 max (3.66m max x 2.62m max)

Bedroom 3 8'06 x 8'05 (2.59m x 2.57m)

Bedroom 4 10'04' max x 10'10 max (3.15m' max x 3.30m max)

Bedroom 5 8'03 max x 8'01 max (2.51m max x 2.46m max)

Bathroom 7'09 x 5'05 plus recess to door (2.36m x 1.65m plus recess to door)

1st floor Barn 30'7 x 20' (9.32m x 6.10m)

2nd floor Barn 30'7 x 20' (9.32m x 6.10m)

Office 28'7 max x 15' narrowing to 11'9 (8.71m max x 4.57m narrowing to 3.58m)

Music Room 19' x 16'3 (5.79m x 4.95m)

Recording Studio 16'8 max x 14' (5.08m max x 4.27m)

Office/Conference Room 32' x 11' (9.75m x 3.35m)

Garden







