

In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

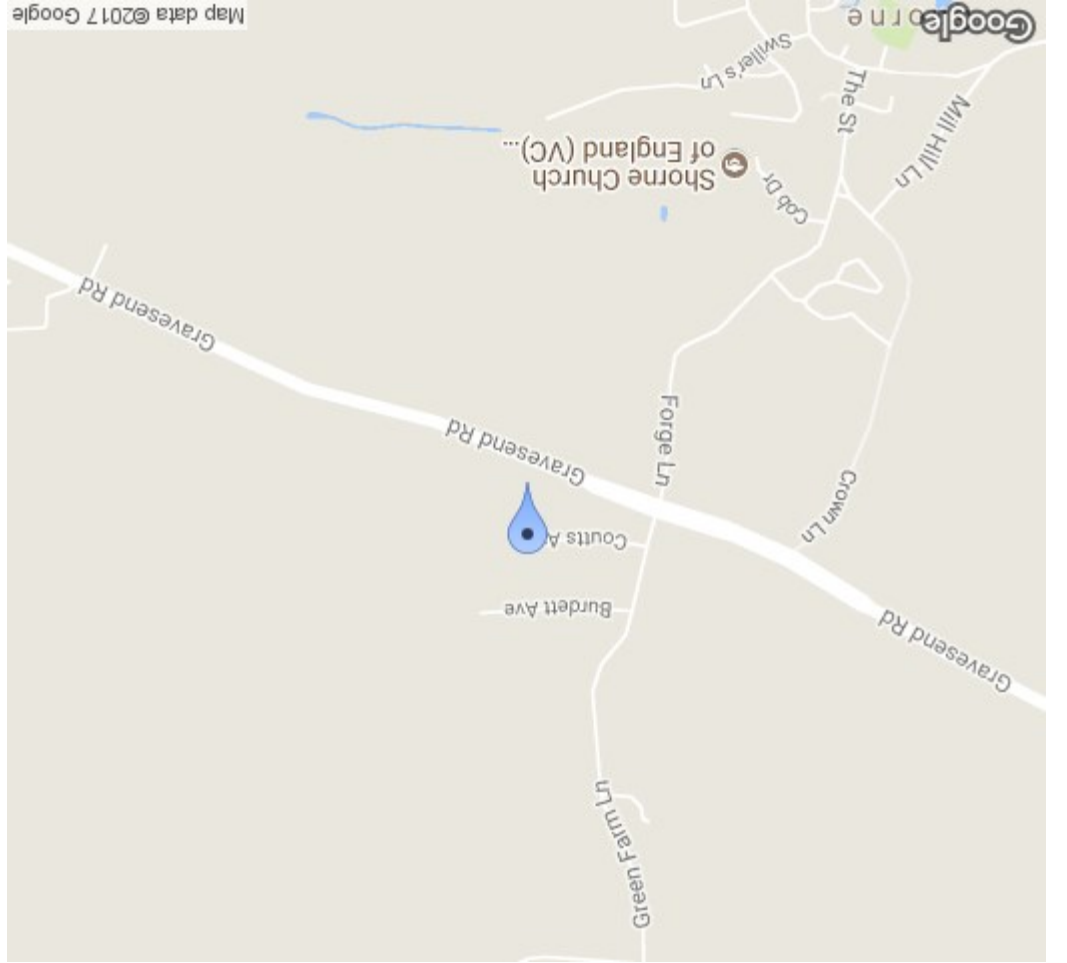


Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Energy Efficiency Rating	Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating	Environmental Impact (CO <sub>2</sub> ) Rating
Band C	Band C	Band C	Band C
Score 71	Score 71	Score 38	Score 38
Score 71	Score 71	Score 38	Score 38






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**miles & barr**  
 YOUR PROPERTY AGENT



**CASTLEFIELD GRAVESEND ROAD, SHORNE**



**CASTLEFIELD GRAVESEND ROAD**  
**SHORNE** **£975,000**

- 7 Bedrooms
- 4 Bathrooms
- Conservatory
- Swimming Pool
- Play House
- Outer Buildings
- Gymnasium
- Gated
- Large Front Drive
- Balcony from Master Bedroom

## ABOUT

It is a great pleasure for us to bring to the market this beautiful 7 BEDROOM DETACHED family home with SWIMMING POOL and OUTBUILDINGS.

Set back from the Gravesend Road, behind high walls and iron gates, this vast property offers fantastic curb appeal. With 7 bedrooms, 3 bathrooms, 1 shower room, conservatory, kitchen and utility room. The house also offers garage, swimming pool and outbuildings. With an in and out drive, secured by gates, you'll find a copious amount of parking to the front, side and rear of the property.

This really is a once in a lifetime opportunity to purchase such a grand home. Contact Miles&Barr today on 01474 333266 to arrange your exclusive viewing appointment!

## LOCATION

The village of Shorne is situated within easy access of the A2 & M25. Locally, along with two public houses, a selection of shops, church, Doctors Surgery and village hall, there is a great Country Park nearby and Shorne Primary School.

## DESCRIPTION

Ground Floor

Porch

Entrance Hall

Sitting Room 19'0 x 11'6 (5.79m x 3.51m)

Bedroom 24'5 x 14'8 (7.44m x 4.47m )

Ensuite 7'10 x 7'7 (2.39m x 2.31m)

Dining Room 11'6 x 9'7 (3.51m x 2.92m)

WC

Conservatory 10'10 x 9'5 (3.30m x 2.87m)

Drawing Room 25'9 x 15'3 (7.85m x 4.65m)

Kitchen 15'3 x 7'1 (4.65m x 2.16m)

Utility Room 10'3 x 4'7 (3.12m x 1.40m)

Garage 22'9 x 9'3 (6.93m x 2.82m)

1st Floor

Bedroom 19'2 x 11'6 (5.84m x 3.51m)

Bathroom 8'9 x 7'7 (2.67m x 2.31m)

Balcony

Bedroom 11'6 x 8'0 (3.51m x 2.44m)

Shower Room

Bathroom

Bedroom 15'6 x 9'4 (4.72m x 2.84m)

Bedroom 11'1 x 9'3 (3.38m x 2.82m)

Bedroom 12'0 x 9'4 (3.66m x 2.84m)

Bedroom 10'2 x 8'4 (3.10m x 2.54m)

External

Gymnasium 27'0 x 13'10 (8.23m x 4.22m)

Double Garage 48'9 x 20'8 (14.86m x 6.30m)

