



ROSINA, VALLEY ROAD, MEOPHAM, KENT, DA13 0DG

01732 884422 enquiries@hillier-reynolds.co.uk www.hillier-reynolds.co.uk

 **Hillier**
Reynolds

£520,000

FREEHOLD

A 2 bedroom detached bungalow situated on approx. third of an acre plot. Plenty of potential to extend and convert subject to the usual permissions. Found in a quiet, rural lane in between Harvel & Vigo villages.





This 2 bedroom detached bungalow is found in a rural location in between the villages of Harvel and Vigo near Meopham.

The home sits on plot of just under a third of an acre so offers plenty of potential for extension and change like so many of the neighbouring houses in the lane. All subject to the usual permissions etc.

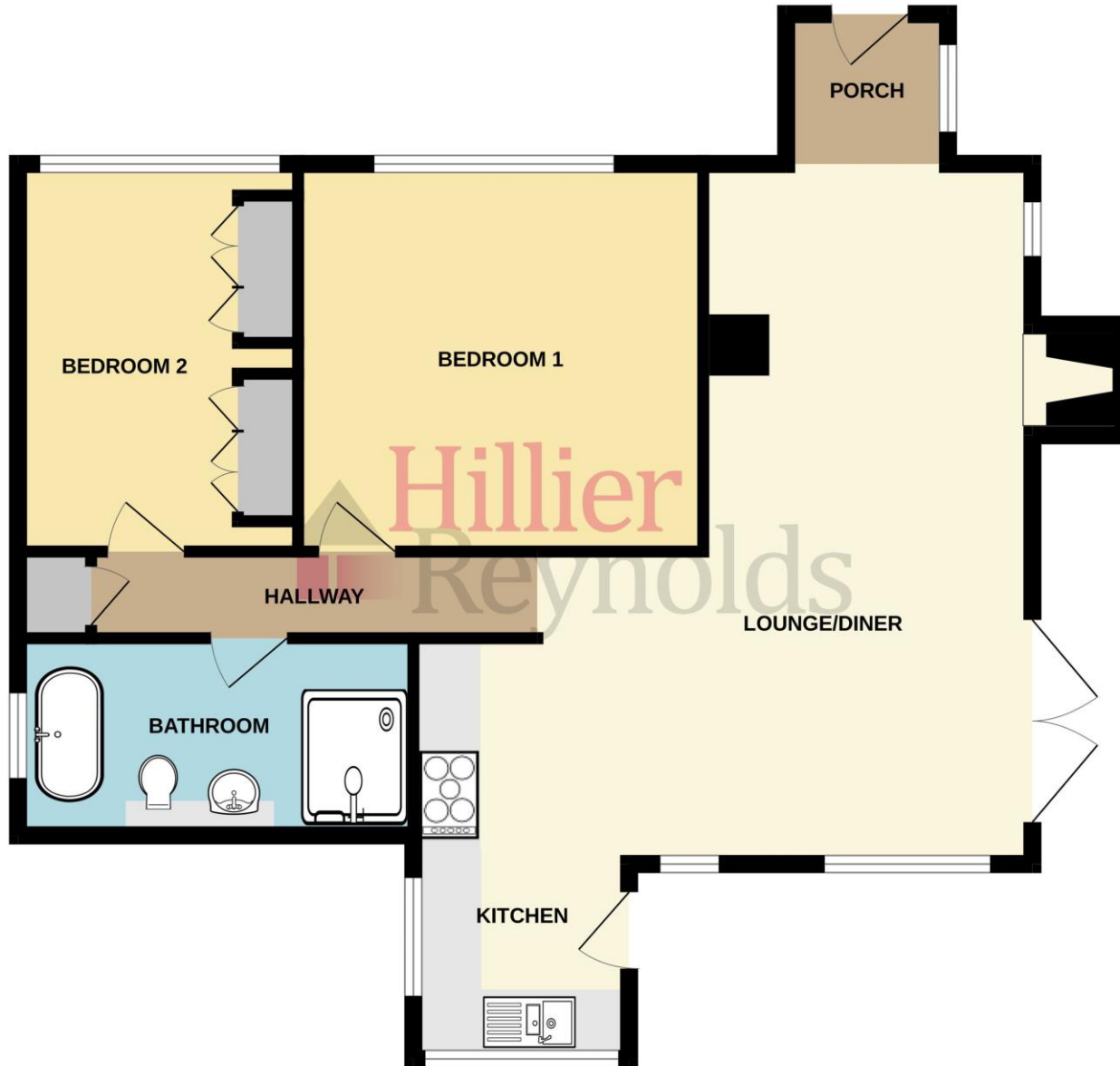
Entry to the home is via electronically operated gates that lead onto the large front garden that offers parking for multiple vehicles. Entry into the home is via a small, open porch that leads onto the L-shaped Lounge/Diner. The room is large and bright having multiple windows and a set of French doors that lead to the rear. The inset Log burner fireplace provides a focal point for the room. The Dining area is open again to the Kitchen making it a social layout ideal for entertaining.

The bedroom can be found off the inner Hallway and both are great sized double rooms. The Bathroom has recently been updated and now has a stand-alone bath along with a large shower cubicle.

Outside to the rear are large gardens with different areas. The immediate garden comprises a covered patio area which extends to a further patio to the side. Steps then lead to the elevated and angled garden which is a mixture of lawn, flowers, shrubs and then a wooded area to the very rear. The rear offers plenty of potential for some heavy landscaping and levelling if required.

The home is found in a rural location on the south side of Meopham. Meopham village is only a 2 mile drive away and has a number of shops and reputable local schools. For getting into the heart of London and elsewhere there is Ebbsfleet international train station which is under 10 miles away and around a 20 minute drive. If looking for a rural, tucked away location but still not far from civilisation this certainly offers the best of both worlds.

GROUND FLOOR
75.8 sq.m. (816 sq.ft.) approx.



ACCOMMODATION

Porch

Lounge/Diner

22'10" (6.96m) x 10'10" (3.30m)

Kitchen

13'9" (4.19m) x 7'1" (2.16m)

Inner Hallway

Bedroom 1

13'3" (4.04m) x 12'4" (3.76m)

Bedroom 2

12'4" (3.76m) x 9'2" (2.79m)

Bathroom

13'0" (3.96m) x 6'5" (1.96m)

Outside

Total plot of approximately third of an acre. Front comprising of electronic entrance gates. Parking for multiple vehicles. Lawn area with some flowers and shrubs.

Rear comprising of covered patio area. Steps leading to elevated lawn area turning into wooded area with established flowers and shrubs.

TOTAL FLOOR AREA : 75.8 sq.m. (816 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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Route to View

From Wrotham head along the A227 heading towards Meopham. Turn right into Harvel Road. Stay on Harvel Road for approximately 1 mile then take the left hand fork in the road into Harvel Lane. After approximately half a mile turn left into Ridge Lane. Take the next left into Valley Lane and the home can be found on the right hand side.

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose.

Helpful Information

Buying a home is a big commitment and we therefore recommend that you visit the following websites for more helpful information about the property before proceeding:

www.environment-agency.gov.uk

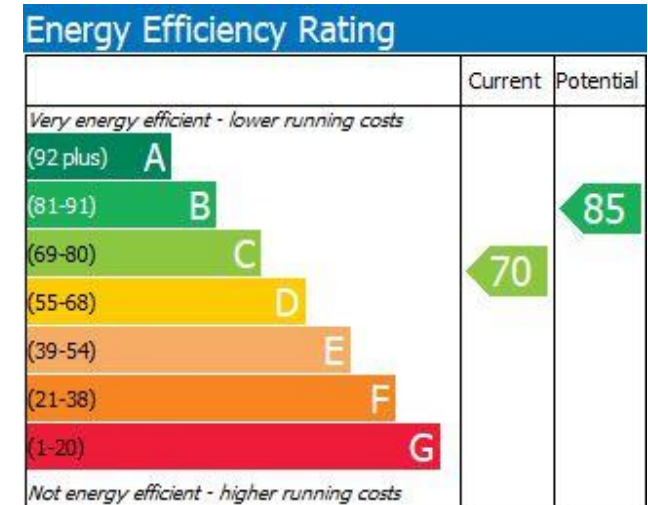
www.landregistry.gov.uk

<http://list.english-heritage.org.uk>

www.fensa.org.uk

www.gov.uk/green-deal-saving-measures

www.lpoc.co.uk (for listed homes)



For more information or to arrange an appointment to view, please contact us on:

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enquiries@hillier-reynolds.co.uk

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