



Guide Price £850,000

Nurstead Lodge, Nurstead Church Lane,  
Meopham, DA13 9AD

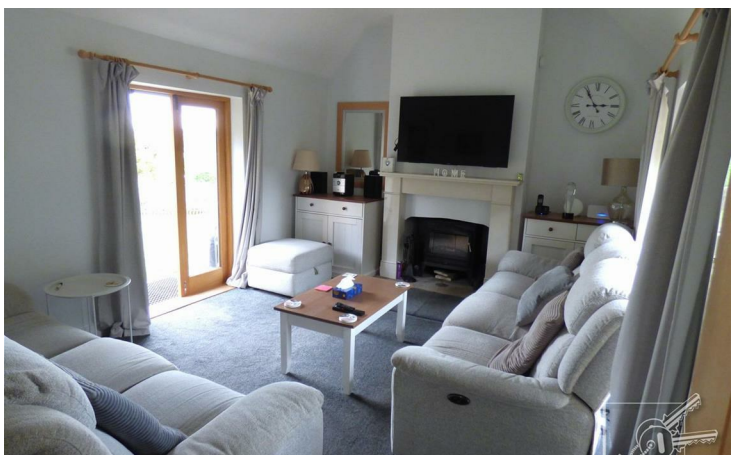


- Beautiful Grade II Listed Building
- Extensive Grounds
- Modern Throughout
- Stunning Countryside Views





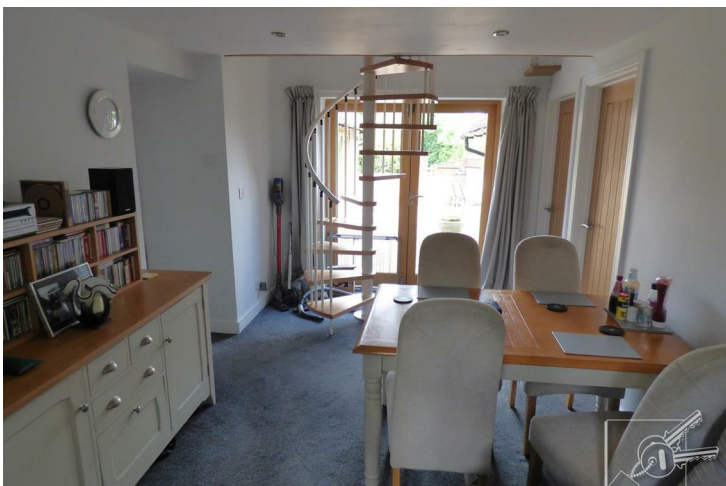
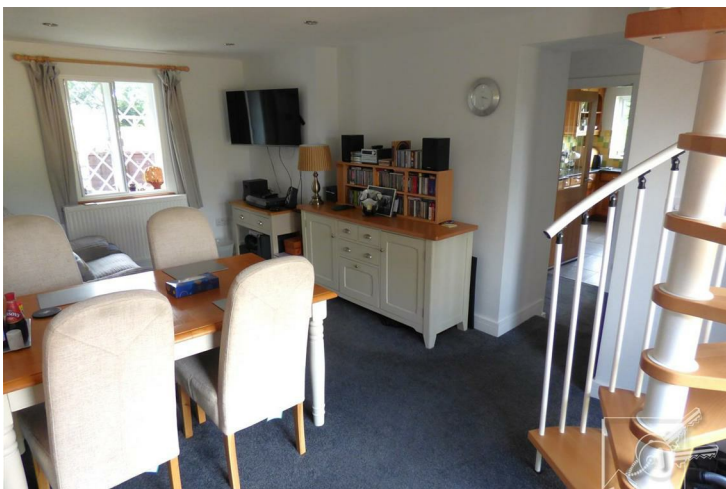
## Nurstead Lodge Nurstead Church Lane, Gravesend, Kent, DA13 9AD



### LOCATION:

Situated in a rural location, on a country lane, adjacent to historic Nurstead Court and opposite the church, lies this beautiful detached Grade II listed Cottage. Part of a conservation area it is surrounded by natural beauty, countryside and farmland. Meopham Village and Sole Street Stations, close by are serviced by the Victoria line railway service, making it ideal for commuters. Meopham also provides a choice of local shops and takeaways, leisure centre, Medical Centre, library and local pubs. Istead Rise is also nearby with a good selection of local shops and facilities. The historic Cobham village is nearby with a choice of county family pubs where you can enjoy a pub lunch or evening meal. For education there is choice of nursery, primary and secondary schools within the catchment area including Grammar schools at Gravesend and Dartford. Offering excellent transport links, Wrotham Road (A227) provides easy access to the A2, M2 & M25 motorways, Ebbsfleet International railway station is within 3.5 miles and offers a high speed service to St Pancras London in just 17 minutes, whilst Gravesend mainline Station also offers a high speed service to London, or you can take the conventional train to London or the Kent coast.





## DESCRIPTION:

A quaint, charming Grade II listed detached cottage which was formally the lodge to Nurstead Court, sits in approximately half an acre plot, backing onto paddocks and enjoys splendid views from all aspects over the open countryside. Much improved by its present vendors, who have spared no expense, over the last nine years, the property offers bags of charm and character throughout and must be viewed to appreciate just what is on offer. The accommodation comprises entrance hall, a double aspect living room with log burner, a separate dining room, a spacious farmhouse style kitchen with butler sink, utility room, two double bedrooms, bathroom with separate shower cubicle and an additional w.c.. A feature bespoke spiral staircase leads upstairs to another bedroom and dressing room. Heated by Oil fired central heating and working log burner in lounge, the property boasts the original leaded light windows which have been restored by the current owners, most of which have secondary glazed units. The property is surrounded by large well tended gardens including, lawns and patios. There is a generous gated drive way providing plenty of parking and giving access to a detached double garage with adjoining workshop. The property comes with a converted portacabin making an ideal office if you work from home. The property and garage are both fully alarmed.

## FRONTAGE:

A welcoming entrance with gate and pathway leading to a period style front door, lawn with flower beds, mature trees and rose bushes.

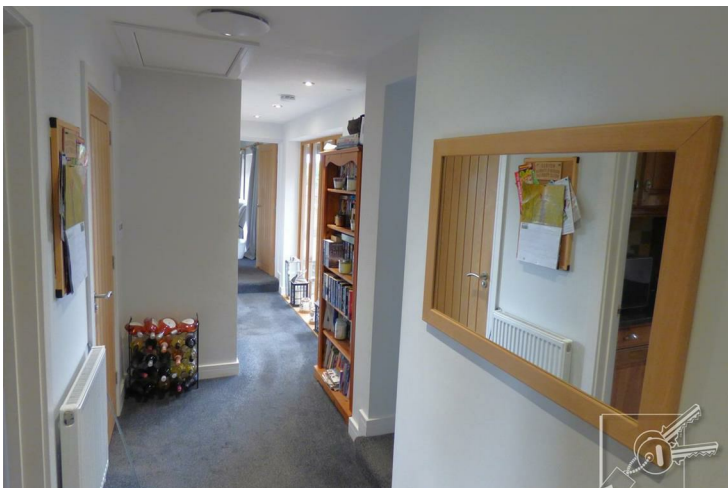
## ENTRANCE HALL:

Entrance door, carpet, radiator, access to loft. Large feature window to side.

## LIVING ROOM:

4.59 x 3.93 (15'0" x 12'10")

Double aspect with double glazed hardwood frames leading out to front and rear gardens. Feature fire place with working log burner providing heat and atmosphere. Carpet and inset ceiling spot lights.



## KITCHEN:

3.67 x 2.74 (12'0" x 8'11")

Double glazed window overlooking the gardens with paddocks beyond. Fitted with an extensive range of solid oak wall and base cupboards, granite effect worksurfaces, Butler sink with period style mixer taps, integrated dishwasher, double oven within housing unit, Neff ceramic electric hob with extractor hood above. Local tiling to walls, under floor heating door to:

## UTILITY ROOM:

1.81 x 2.00 into recess (5'11" x 6'6" into recess)

Half glazed stable style door leading out to gardens. Plumbed for washing machine, shelving and worksurface, oil fired boiler for central heating and hot water, Mega-flow hot water cylinder.

## DINING ROOM:

5.31 x 2.87 (17'5" x 9'4")

Secondary glazed window to side, double glazed hard wood double doors opening out to gardens, radiator, carpet, feature bespoke spiral staircase leading to first floor. Plenty of space for dining table, chairs and a sofa, ceiling spot lighting.

## BEDROOM 1:

3.64 x 3.05 (11'11" x 10'0")

A double room with with secondary glazed double aspect windows to side and front, carpet radiator.







## BEDROOM 2

3.63 x 2.79 (11'10" x 9'1")

A double room with secondary glazed windows to front and side plus a high level feature arch window. Radiator and carpet.

## BATHROOM:

2.46 x 2.4 (8'0" x 7'10")

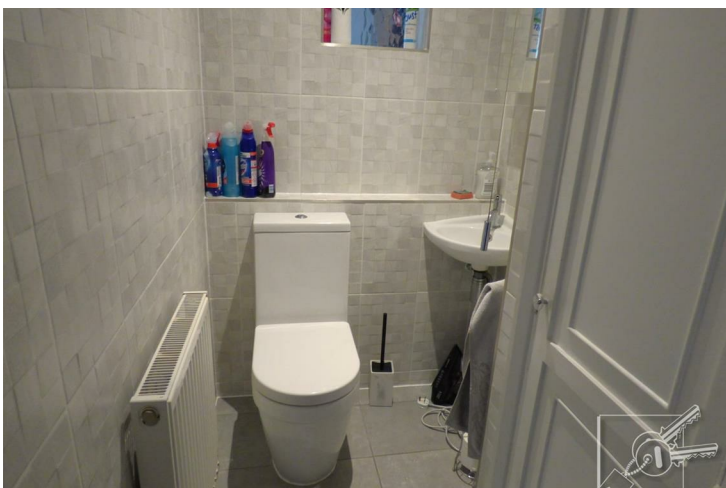
Double glazed window, Attractive tiled walls and floor. Fully fitted, modern white suite including oval bath, separate shower cubicle with glass sliding doors, vanity wash basin with cabinets beneath, low level w.c. with concealed cistern. Heated towel rail, under floor heating and automatic lighting.

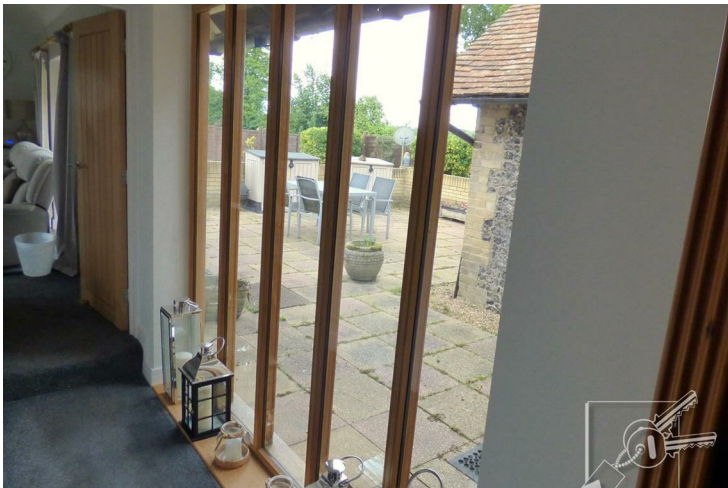


## CLOAKROOM:

2.37 x 1.23 (7'9" x 4'0")

White suite with low level w.c., corner hand basin, tiled walls and floor, built in cupboard also housing consumer unit.





### STAIRS TO FIRST FLOOR:

A bespoke feature spiral stair case leading to the first floor, feature arch leaded light window to rear. Opening into:

### BEDROOM 3:

5.81 x 2.89 widest (19'0" x 9'5" widest)

An Attic bedroom with space for double bed, sloping ceiling with restricted head room, windows to front and rear. Door to

### DRESSING ROOM/BEDROOM:

3.36 x 2.14 widest (11'0" x 7'0" widest)

Space for single bed, sloping ceiling with restricted head room, Velux double glazed window with views over the grounds fields beyond. Further window to side, built in eves storage cupboards.

### GARDENS:

The well tended grounds really are a feature of the property and wrap around the front, sides and rear of the Lodge. There is a formal paved patio area, with flower beds and borders, containing an abundance of flowers, plants, shrubs and trees. Further patio to front with screening hedges. Extensive split level lawns with fruit trees and fencing, superb view over the paddocks and fields beyond, and another patio area. There are various water taps dotted around the plot for convenience as well as power points and external lighting. Timber storage shed, brick built garden room with power and light. Oil tank .

### OFFICE:

A readymade office space, ideal if you work from home, complete with telephone point and broadband connection. Window with views over the grounds and paddocks.

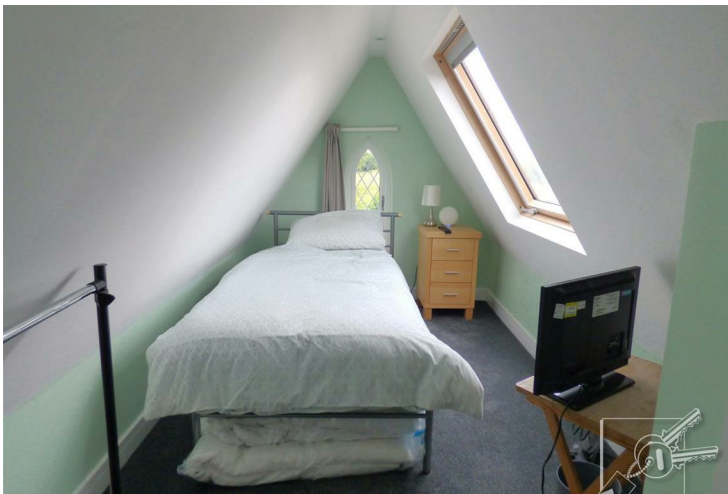
### DOUBLE GARAGE:

5.84 x 5.54 (19'1" x 18'2")

A double garage with remote up and over door, power and light, security alarm. Door to store room.

### WORKSHOP:

Double doors to front, work bench, power and light. Access to garage.







### **DRIVEWAY:**

A generous size concrete drive, sits behind the property with five bar double wooden gates and plenty of parking for number of vehicles.

### **SERVICES:**

Mains Electric, Oil Fired Central Heating, we understand the vendors last had the tank topped up in October 2022 to a full tank and there is still 90% remaining. This cost approx £340 per year. The log burner provides plenty of heat. Septic Tank (Capacity 5000gallons - we are advised the owners have this emptied twice a year and for every 2000 gallons it's approx £170.

### **BROADBAND SPEEDS:**

28MB/S Standard. This information has been provided by Sprift.

### **LOCAL AUTHORITY:**

Gravesham Borough Council


Council Tax Band F - £3,160.31 2024/2025

### **TENURE:**

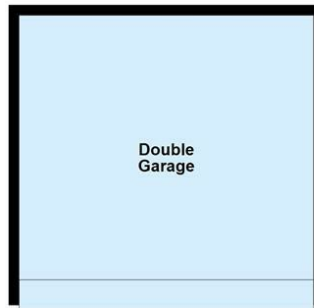
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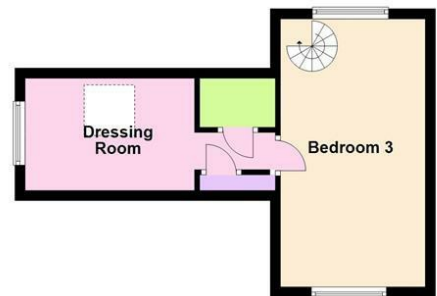
## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>75</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>47</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Ground Floor



First Floor



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