



SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS



Oak Lodge The Nursery,
Bredhurst, Kent, ME7 3BJ

GUIDE PRICE £985,000

Oak Lodge The Nursery,

Bredhurst, Kent, ME7 3BJ

Key Features

- Brand New Detached Family Home
- Dual Aspect Living Room
- Four Double Bedrooms
- Stunning Kitchen/Dining Room
- Double Garage with Parking for Multiple Vehicles
- Sought After Location

Description

A brand new detached four bedroom family house, with stunning rural views.

The Nursery is an exclusive gated development of just four detached family homes currently being built by locally based developer, Classic Property Holdings. Each house has been specified with meticulous attention to detail and will be sold with the benefit of a 10 Year Homebuilders Warranty.

The ground floor of this family home benefits from underfloor heating throughout and comprises an inviting entrance hall, 26' double aspect living room, bespoke German kitchen/dining room with granite work surfaces and Neff integrated appliances, study, utility room and guest cloakroom.

Upstairs, the principle bedroom features bi-fold doors onto an indulgent balcony, as well as an en-suite shower room. There are also three further double bedrooms and a family bathroom.

The property also benefits from a gated entrance leading to the double garage with space for a games room/office above and off street parking for several cars.



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Location

Oak Lodge is situated in the village of Bredhurst, 2 miles from junction 4 of the M2 motorway and approximately 3.0 miles away from Rainham train station which offers direct services to many of London's major stations, including St Pancras International in 49 minutes , Stratford International, Cannon Street, Blackfriars and Victoria in 57 minutes

Lovers of outdoor pursuits will be spoilt for choice with the 'Garden of England' on their doorstep. Whether it's long country walks, a leisurely round of golf or even a trip to the beach, Oak Lodge is perfectly placed for everything Kent has to offer.

For those with a more global outlook on life, Ebbsfleet International is a mere 18 miles away, offering direct services to Paris in around 2 hours. Gatwick Airport is only 43 miles away and easily accessible via the motorway network.

■ Estate Charges of Approx
£500pa

■ For Broadband Speed Refer to
<https://checker.ofcom.org.uk/>

■ EPC Rating TBC

■ Council Tax TBC

For all Viewings and Enquiries contact:



Mr Mitchell Bourner MNAEA MARLA
mitchell.bourner@sibleypares.co.uk



Mr Marcus Monger
Marcus.monger@sibleypares.co.uk



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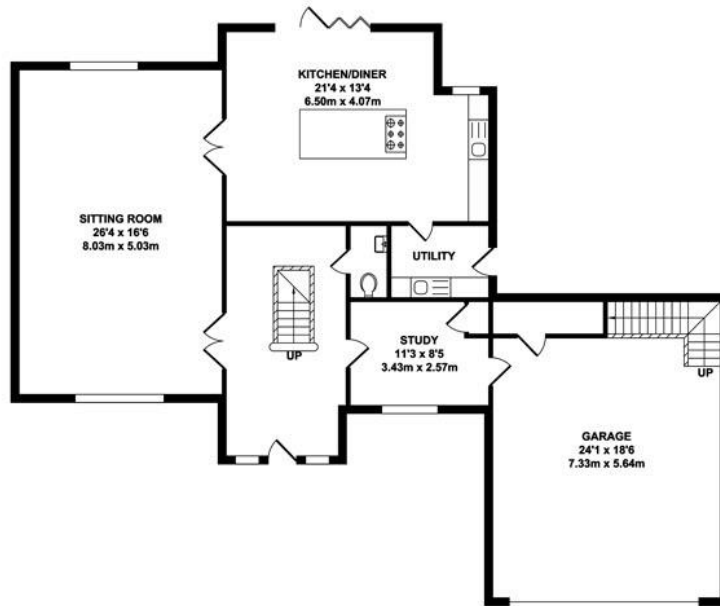
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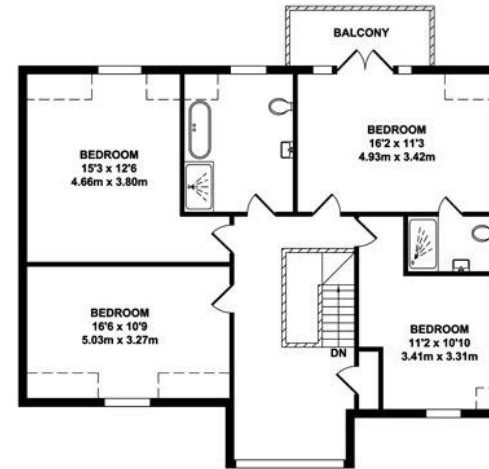




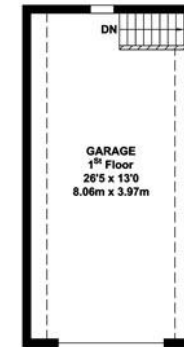
Floorplan and Dimensions



GROUND FLOOR
 APPROX. FLOOR AREA
 1553 SQ.FT.
 (144.28 SQ.M.)



FIRST FLOOR
 APPROX. FLOOR AREA
 1062 SQ.FT.
 (98.65 SQ.M.)



APPROX. FLOOR AREA
 344 SQ.FT.
 (32.00 SQ.M.)

TOTAL APPROX. FLOOR AREA 2959 SQ.FT. (274.93 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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NOTE: Rental, prices or any other charges are inclusive of VAT unless otherwise stated.

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1 Ashford Road, Maidstone, Kent ME14 5BJ

sibleypares.co.uk | Maidstone (01622) 673086 | Ashford (01233) 629281

Partners: Sarah Raggett, BSc (Hons) MRICS | Phillip Hubbard, BA (Hons) MRICS

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