

Cormorant

Lordswood Close, Kent, ME5 8JR



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GUIDE PRICE £875,000 to £925,000

Cormorant, Lords Wood Close

Lordswood, Kent, ME5 8JR

Key Features

- Five Bedroom Detached House with Outbuildings
- Electronic Gates & CCTV Systems
- Extensive Driveway with Parking for Multiple Vehicles
- Planning Permission 22/504551/FULL to Convert the Garage to an Annexe
- Extensive Covered Storage Area with Internal Rooms
- Prime Residential Location

Description

Situated in a secluded large plot and surrounded by extensive woodlands is Cormorant, a five bedroom detached family home which offers many possibilities. The property comes with planning consent to convert the double garage into a separate annexe (ref: 22/504551/FULL) and parking for up to 30 vehicles.

The property has been fully renovated by the current owners and finished to a high standard, its comprises entrance porch, spacious living room with French doors leading to the private garden, separate dining room, modern fitted kitchen with shaker style units and integrated appliances including double ovens and a breakfast bar, utility room, downstairs bathroom with separate shower and bath, primary bedroom with fully tiled en-suite shower room, two further bedrooms too the ground floor and two further bedrooms upstairs, one with an en-suite bathroom.

Externally the property benefits from a secluded low maintenance rear garden with a bar and storage shed, electric gates opening onto the large private driveway, leading to the double garage with planning consent and a extensive covered storage area, which could provide parking for a further 20-25 vehicles or other items, a separate room, which is currently being used an an office and CCTV throughout the plot.

The planning permission (ref: 22/504551/FULL) would entail the conversion of the double garage to a one bedroom annexe comprising living room, separate kitchen and double bedroom with an en-suite shower room.



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Location

Cormorant is ideally located for families and commuters alike, with good transport links via Chatham Rail Station which offers high speed links to London Victoria, Charing Cross and Cannon Street.

The property also allows easy reach of the A2/M2 motorway networks leading to Bluewater shopping centre, London and Dover. Nearby you will find schools for all ages, local amenities and sports and leisure facilities.

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, Cormorant is perfectly placed for everything Kent has to offer.

■ EPC Rating E

■ Council Tax Band E

■ Maidstone Borough Council

■ For Broadband Speed Refer to Ofcom Website

For all Viewings and Enquiries contact:



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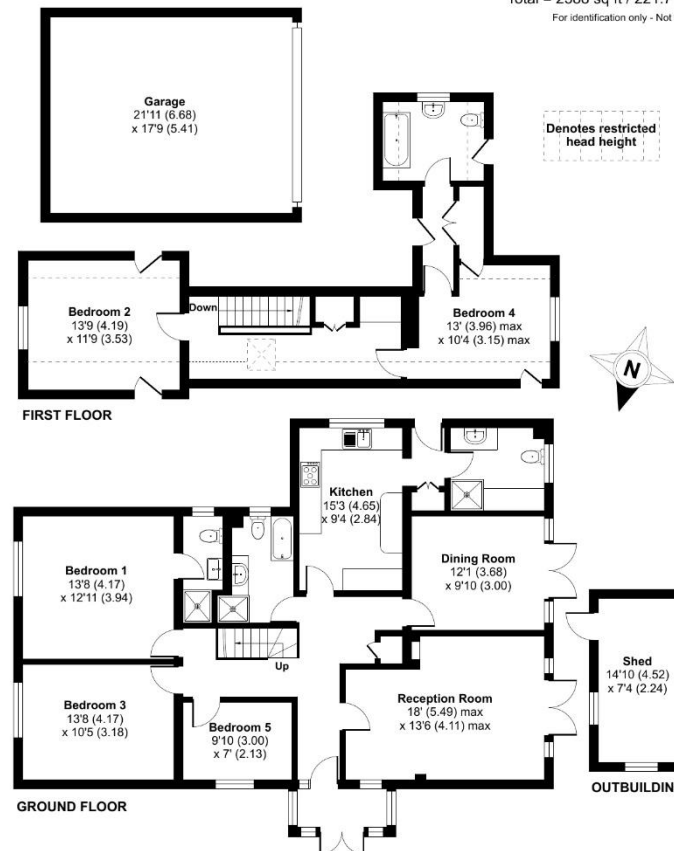




Floorplan and Dimensions

Lords Wood Close, Chatham, ME5

Approximate Area = 2136 sq ft / 198.4 sq m (includes garage)
Limited Use Area(s) = 143 sq ft / 13.2 sq m
Outbuilding = 109 sq ft / 10.1 sq m
Total = 2388 sq ft / 221.7 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © richcom 2025. Downloaded from Sibley Pares Estate Agents. DEC: 1507414

NOTE: Rental, prices or any other charges are inclusive of VAT unless otherwise stated.

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