



**Rhododendron Avenue, Meopham, Gravesend,
Kent, DA13**

Guide Price: £750,000

Freehold

Rhododendron Avenue, Meopham, Gravesend, Kent, DA13

*** GUIDE PRICE £750,000 - £775,000 ***

Rare to market is this stunning, detached, five bedroom family home, located on a quiet road within the village of Culverstone, near Meopham.

Bella Vista is set on a 1/3 of an acre plot behind gates, offering a great feeling of privacy and seclusion.

As you pull onto the drive, there is a car port as well as space for several cars, making it ideal for growing families.

The home has been tastefully modernised throughout and you are welcomed by a spacious entrance hall, which really sets the tone. There is a contemporary downstairs shower room, again convenient for a growing family. The lounge is a stylish retreat, spacious, but cosy at the same time.

The kitchen dining room offers plenty of natural light and is the perfect space for entertaining friends and family. There is a more formal dining room leading off of the kitchen which could be used as a second reception/snug, or children's play room. There is also a utility room which adds yet more convenience, handy for hiding away washing and for extra storage.

One of the bedrooms is located on the ground floor, great for multi-generational families or for those with older children.

Upstairs, the bedrooms are all generously proportioned and the main bedroom is certainly that. There is currently has a partition creating a walk in wardrobe area, but this could be removed to make the room bigger, or even to help create an ensuite! The other three bedrooms upstairs are all doubles and the immaculate bathroom provides everything you could need.

The garden is a fantastic size and you can visualise enjoying parties as well as regular BBQs and watching the children or pets play safely.

There are plenty of countryside walks nearby including those at Trosley Country Park where you can walk for hours and let off some steam. There is a Costcutter convenience store in Culverstone and a larger parade of shops and restaurants/pubs in nearby Meopham.

Culverstone Green Primary School and Meopham Community Academy are nearby, as well as Wrotham and Meopham Secondary schools. There are bus links to Gravesend Grammar and Mayfield Grammar schools.

Culverstone is set off of the A227 and is ideally located those wishing to access the A2/M25 and the A20.

Bluewater shopping centre is 20 minutes drive away.

Meopham (10 minutes drive), Borough Green (10-15 minutes drive) and Ebbsfleet (20 minutes drive) train stations are all close by, with Ebbsfleet offering a High Speed service to London.

When accessing via Whitepost Lane from the A227, turn left into Rhododendron avenue and the property is on the right hand side. Access road is maintained and paid for by residence with an optional £10 per month payment. This makes the access much easier than other roads in the area.

Services - Oil fired central heating & Cess pit for drainage.

Tenure: Freehold
Council Tax Band: F





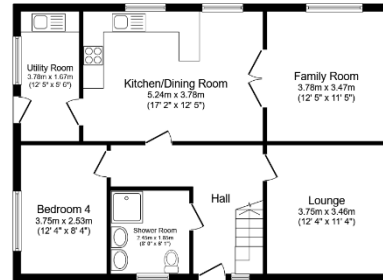






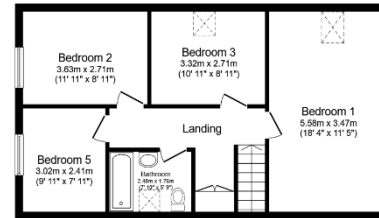


**Dan Thomas
& Co.**



Ground Floor

Floor area 81.0 sq.m. (872 sq.ft.)



First Floor

Floor area 61.9 sq.m. (666 sq.ft.)

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Total Floor Area 142.9sqm (1539sqft) approx.

This floor plan is for illustrative purposes only. Measurements and fixture layouts are approximate, and no reliance on their accuracy should be made. A visual inspection is always recommended.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.