



**Rectory Meadow, Southfleet, Gravesend, Kent,
DA13**

Guide Price: £800,000
Freehold

Rectory Meadow, Southfleet, Gravesend, Kent, DA13

*** GUIDE PRICE £800,000 - £850,000 ***

This impressive, extended, six bedroom detached home, is located in a quiet cul-de-sac within the sought after village of Southfleet. It is offered to the market as an END OF CHAIN opportunity.

Just minutes to the village primary school (Sedley) and renowned country pub, the home is also well located for the A2 and M25, plus Ebbsfleet International, offering a High-Speed service to London. Also nearby and just a few junctions along the A2, is Bluewater Shopping Centre.

The home occupies a generous plot and benefits from plenty of off-road parking, with an attractive gravel driveway and a spacious double garage.

Set across three floors, the home offers just under 2500sqft of versatile living accommodation and is perfect for young, growing, or potentially even multi-generational families.

To the ground floor, the property offers a large entrance hall, which provides access to a downstairs coat cupboard and WC, for convenience.

To the left of the ground floor, there is a spacious bay-fronted lounge with large front windows that allow for plenty of natural light. There is also a feature fireplace and log burner.

Beyond this, there is a dining space to the rear, which has been extended, to create a fantastic family space within which to host, entertain or enjoy your morning coffee. Doors from both the dining space and the extended family room open to the rear garden.

There is a separate fitted kitchen which includes an integrated oven, grill and gas hob, plus plenty of space for free standing appliances. There is also a fitted breakfast/dining island. Beyond the kitchen, there is a large utility & boot room which again offers access to the garden, and is the perfect space for those with children and pets.

There is a further, more formal dining room which could be used as yet another bedroom for guests, or perhaps as a children's play room. Completing the ground floor accommodation is a home office/study.

Via a bespoke oak staircase with glass balustrade to the landing, the first floor comprises four double bedrooms. The master is incredibly spacious and benefits from floor-to-ceiling fitted wardrobes, plus an en-suite shower room with corner shower cubicle, WC and hand basin. Bedrooms two, three and four are again generous doubles, all of which feature built-in wardrobes. The family bathroom finalises the accommodation on this floor, fully tiled and with bath, shower, hand basin and toilet. There are also two large storage cupboards to the landing.

At top floor level, reached by the same oak crafted staircase, the loft has been converted to allow for another two bedrooms, one of which is a very large double – the other being a smaller double / large single. Both of these rooms offer eaves storage access, whilst the sixth also houses the solar battery, for the solar panels that are installed on the roof.

Further benefits to the home include gas central heating, double glazing throughout and a neutral palette, ready for its next homeowners to come in and make it their own.

Externally, the property offers a South-facing, well-maintained rear garden. This is walled to the rear, and offers a moat-style patio that extends to a side door to the garage. There is a large section laid-to-lawn with some mature fruit trees and some well-planted beds. There is also side access and a garden shed which offers space for your garden tools and pots, plus a small greenhouse and a Wendy house.

Enquire now to book your viewing slot.

Tenure: Freehold

Council Tax Band: G

















Energy Efficiency Rating

| | Current | Potential |
|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | 78 | 79 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

Dan Thomas & Co

Dan Thomas & Co
8A Station Road
Longfield
Kent
DA3 7QD

T: 01474 636300
E: info@danthomasandco.co.uk
www.danthomasandco.co.uk

Dan Thomas & Co Ltd. Registered in England and Wales - 12734131
Registered Office: 8A Station Road, Longfield, Kent, DA3 7QD

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.