



KENT COBBS

Gravesend Road | Wrotham | TN15 7JS

STUART REYNOLDS

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Summary

Positioned within a plot estimated in the region of 0.33acre, this 1930/40's detached family home is nicely set back between the Gravesend Road and Oak Farm Lane on the borders of Wrotham, just South of Meopham.

A host of amenities are within easy reach of the home with a good selection of nearby Schools. Culverstone Green Primary School, Meopham and Wrotham Secondary Schools are .054m, 2.04m and 2.69m respectively (approximately). Whilst enjoying a village setting, the travel connections are excellent - the rail stations of Meopham, Borough Green and Sole Street are all less than 4 miles from the home, as are the motorway links to access the M20 and M26 with the M2 being just a little bit further along with the A227.

Home to the current owners for more than 25 years, the property is coming in at just over 1600sqft and boasts a wealth of spacious, versatile accommodation which can be used and adapted to suit different preferences. The current arrangement has four double Bedrooms, one with an adjoining Dressing Room. There are two, excellent size receptions both enjoying bay windows and located off the Lounge is a pleasant 'Reading' room overlooking the front garden. The Breakfasting Kitchen makes for a lovely social space with french doors opening to the generous, Westerly facing Garden. In addition to the ground floor Shower Room, there is a family Bathroom upstairs to complete the layout.



Ground Floor

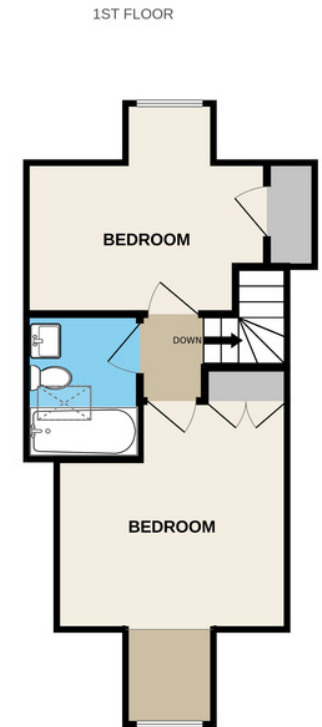
Entrance Porch
Entrance Hallway
Lounge - 17'7 x 15'11 into Bay
Reading Room - 13'6 x 5'4
Dining Room - 12 x 14'8 into Bay
Kitchen/Breakfast Room - 17'3 x 12'4
Bedroom - 14'2 x 10'11
Bedroom - 12 x 10'2
Dressing Room - 8'4 x 8
Shower Room

First Floor

Landing
Bedroom - 11'5 max x 8'6
Bedroom - 12 max x 7'7
Bathroom

Exterior

Spacious plot estimated at 0.33acre
Large Shingle Driveway
Double Garage









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