



# BADGERS SETT

Newlands Lane | Meopham | DA13 0RD

STUART REYNOLDS

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Home to the current owners for more than 30 years, it is clearly evident from the moment you arrive on the private drive, that this is a home that has been truly loved and well cared for!

In recent years, no expense has been spared in the renovation of this wonderful, Family home with stunning results. The porcelain tiled hallway sets the scene for the modern finish throughout this home and flows effortlessly to the Swedish walnut flooring that covers the expanse of a jaw dropping, open plan Living, Kitchen & Dining area which also combines the Conservatory/Garden room.

The scale of investment previously mentioned is instantly visible with a stylish, Hacker German fitted Kitchen finished with galaxy granite worktops. Without question, this space makes for the perfect central hub so whether it's to come together as a family to share stories of your day, to sit back and relax around the 6kw wood burner, wine and dine with friends or simply open a book and enjoy some peace and quiet with a view over the garden - you can't help but be impressed by this open plan space. The ground floor Shower Room is one of three Bathrooms which have been renovated and being across the hall from what could be used as the 5th Bedroom, there is versatility should anyone need or wish to have a downstairs Bedroom. The Study area, utility and four first floor Bedrooms plus two further Bathrooms complete the internal living accommodation which is in excess of 2,000sqft. The home has ample private parking for multiple vehicles with a driveway and integral Double Garage. The front Garden is well stocked with mature planting whilst the rear Garden was specifically landscaped to enjoy the peaceful setting and to minimise maintenance.

Located along a quiet, country lane to the South of Meopham, the setting for this home will most certainly favour the buyers who are wanting an escape from larger, more built up urban environments in favour of a Village lifestyle and because there are so many amenities within easy reach, this home really does offer the best of both Town & Country living. The nearest Bus Stop is literally at the end of the road and access links to the M20 & M2 are reachable in under 3 miles. For those with a commute to consider, no fewer than three Rail Stations are accessible inside 4 miles and the selection of Shops and Schools nearby are fantastic.



## Ground Floor

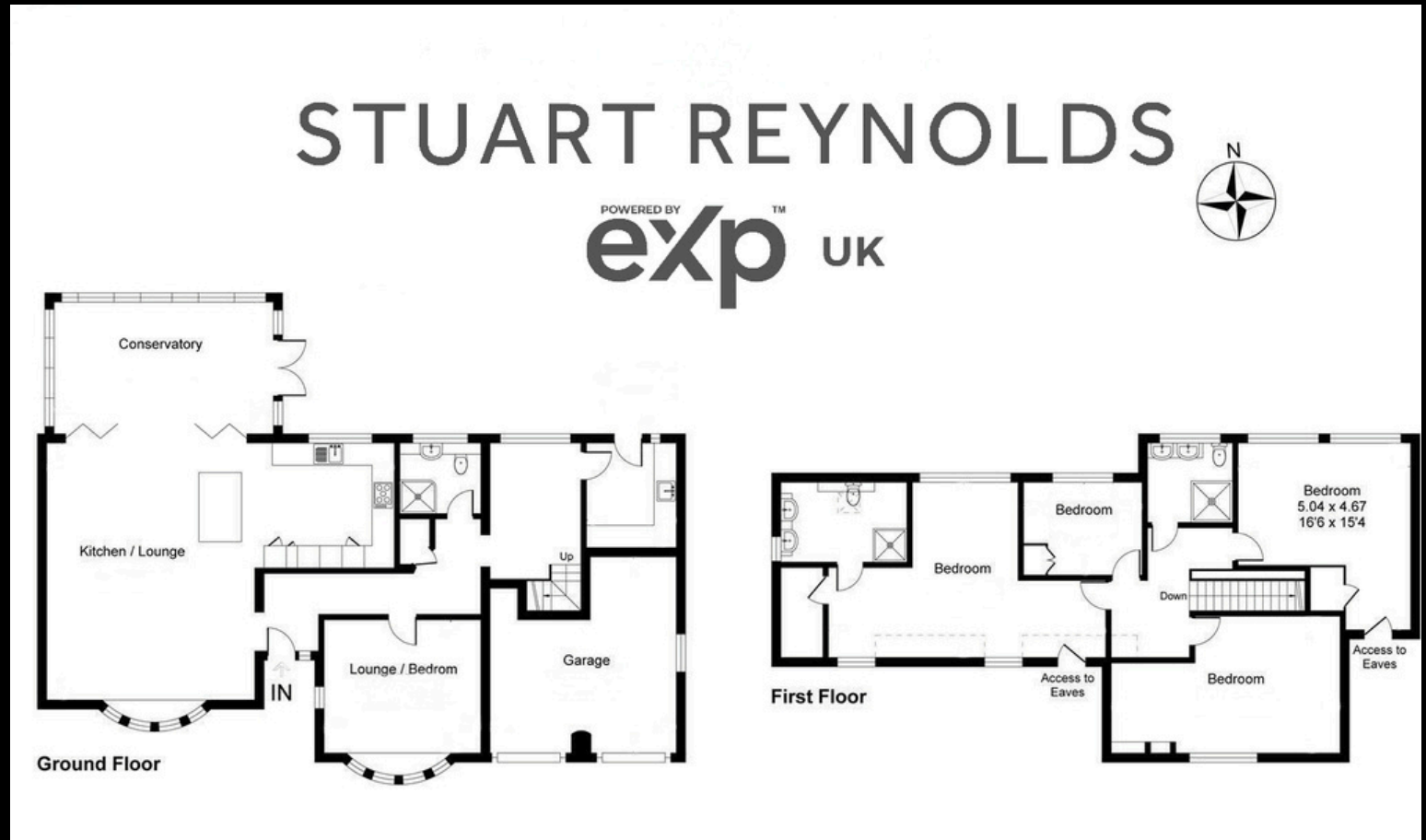
Hallway  
Open Plan Kitchen/Living/Dining Area - 30'9 x 22'9  
Conservatory/Garden Room - 19'5 x 11'8  
Reception/5th Bedroom - 13'10 x 11'9  
Shower Room  
Utility Room - 9'3 x 7'11

## First Floor

Landing  
Master Bedroom - 24'6 x 15'6  
(with reduced head room)  
En Suite  
Bedroom - 20'1 x 12'1  
Bedroom - 16'6 x 15'4  
Bedroom - 10'6 x 8'2  
Shower Room

## Outside

Established Front Garden  
Driveway  
Landscaped Rear Garden  
Integral Double Garage





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