



RHODODENDRON AVENUE
Culverstone | Meopham | DA13 0TU

STUART REYNOLDS
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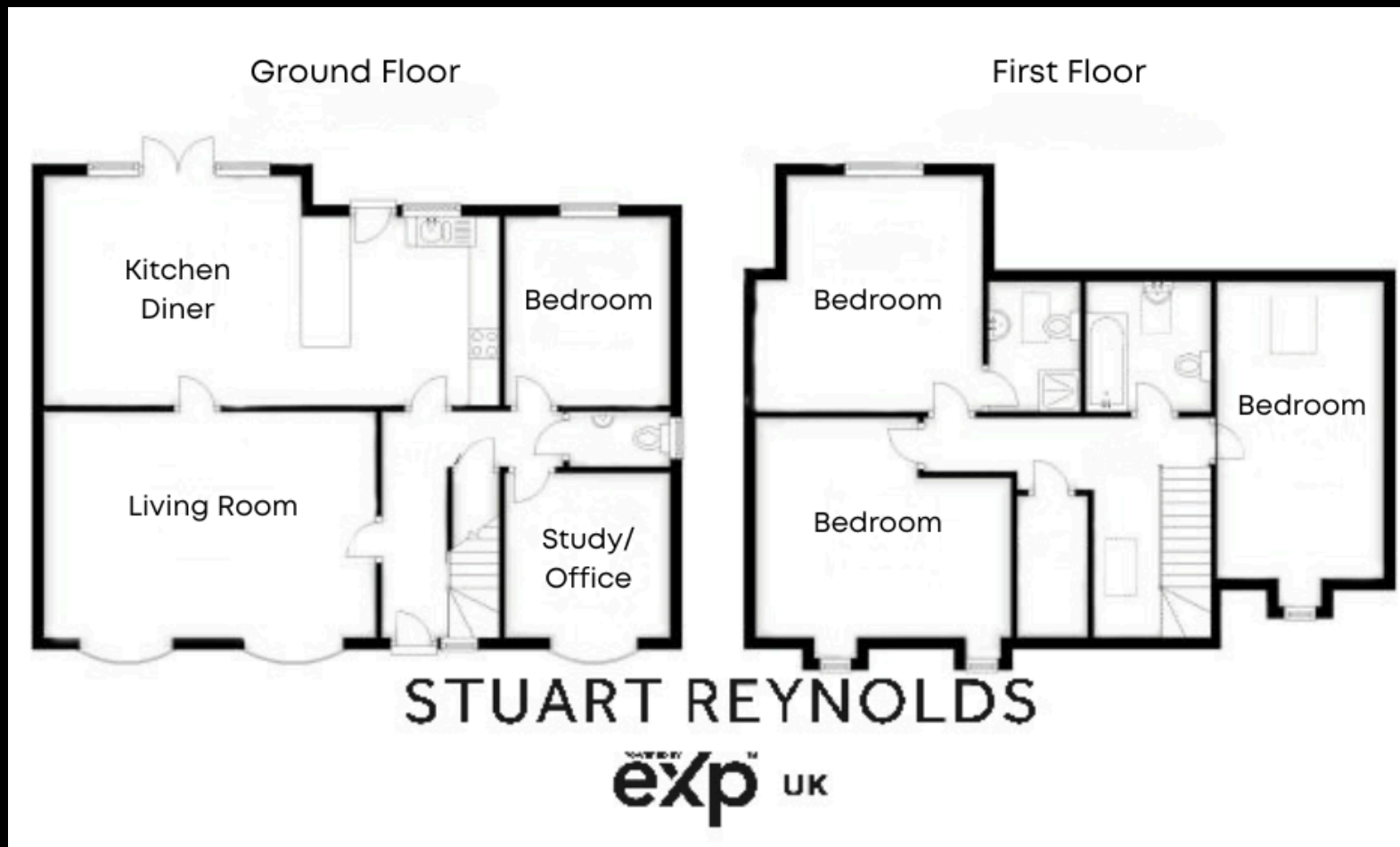


In 2008, planning permission was granted for the construction of a detached family home. Inspired by their admiration for Charles Dickens, the owners named the residence 'Hard Times', after his tenth novel, which was written and published in 1854.

The property is accessed via a secluded, unadopted country lane in the semi-rural village of Culverstone, situated to the south of Meopham. This location has long been favored by those seeking a rural lifestyle away from densely populated areas. Despite its rural charm, the home is not isolated, boasting a wealth of amenities nearby. The local primary school is less than half a mile away, while the renowned Meopham School is just 1.6 miles away. Additionally, two mainline stations, Meopham and Sole Street, are within 3 miles, offering door-to-platform convenience. The property also benefits from excellent travel links, with easy access to both M20 J3 and M2 J1.

The gated entrance reveals a lengthy driveway culminating at a detached, 19-foot double garage, offering extensive private parking for residents and their guests. The grounds span approximately a quarter of an acre which are flanked by wooded areas, enhancing the sense of a secluded, rural haven. As observed in surrounding properties, there is significant potential for enhancements to both the residence and the double garage, pending the usual approvals.





Ground Floor

Hallway

Cloakroom

Living Room - 18'6 x 12'8

Kitchen / Dining Room - 25'6 x 13'6

Study/Office - 9'3 x 9'1

Bedroom 4 - 10'7 x 9'3

First Floor

Galleried Landing

Master Bedroom - 13'2 x 12'9

Ensuite Shower Room

Bedroom 2 - 16'7 x 9'4

Bedroom 3 - 14'4 max x 8'10 max

Bathroom

Outside

Front & Rear Gardens

Double Garage - 19'1 x 18'7



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