



# JONATHAN HALL

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Whitepost Lane, Meopham Kent, DA13 0TW

Price Range: £775,000 - £800,000

[jonathanhall.exp.uk.com](https://jonathanhall.exp.uk.com)

## Accommodation



Ground floor: entrance hall with built-in cupboard and stairs to first floor; large sitting room with wood-burning stove with double doors to a snug; aspect dining room with French doors to the patio, and opening to the kitchen/breakfast room which is fitted with a range of wall and base cupboards and drawers, worktops, sink, induction hob with extractor hood above, built-in double oven, integrated dishwasher, integrated fridge and integrated freezer; inner lobby with built-in cupboard with spaces for washing machine and tumbler drier; study/bedroom; and shower room with shower cubicle, WC and washbasin;



First floor: landing with built-in airing cupboard; principal bedroom with ensuite bathroom with bath, WC and washbasin; three further double bedrooms; study; and a large family bathroom with a bath, shower cubicle, WC and washbasin.

## Outside

The front garden is mainly laid to a large gravel driveway providing substantial parking, a bed planted with plants and shrubs, a tree and side access leading to the entrance door and a gate to the rear garden. There is a delightful large westerly facing rear garden which is split into two areas which are both mainly laid to lawn with borders stocked with mature plants, shrubs and hedging providing privacy, there is a paved patio adjacent to the rear of the property, trees and a large cabin at the rear of the garden. The plot extends to approximately 0.18 acres.

A deceptively spacious four/five bedroom detached house property, with a large driveway, garage and a delightful large westerly facing rear garden with a cabin, set on a plot of approximately 0.18 acres. Situated in a semi-rural location in Culverstone near the sought-after village of Meopham with its wide range of amenities including railway station with services to London from 35 minutes.

## Agents Note

The property is freehold, in council tax band E and benefits from double glazing, gas-fired central heating, mains gas, mains electric, mains water and mains drainage.

## Summary

- Deceptively Spacious Detached House
- Delightful Large Westerly Rear Garden
- Approximately 0.18 Acre Plot
- Semi-Rural Location
- Large Driveway & Garage
- Large Sitting Room, Dining Room
- Kitchen/Breakfast Room, Snug
- Study/Bedroom, Shower Room
- Four Bedrooms, Ensuite, Bathroom
- Meopham Station (from 35 Mins to London)





## Location

The property is located in a lane in Culverstone, south of Meopham village with its wide range of amenities including a variety of shops, restaurants, takeaways, pubs, primary and secondary schools, churches, doctors, dentists, green, a park with playground, and railway station with services to London Victoria (from 35 minutes).

Trosley Country Park, with its beautiful woodland walks and stunning views, is approximately 1.3 miles away.

The popular village of Borough Green, with its wide range of amenities including a railway station with services to London Bridge (from 37 minutes), Charing Cross (from 47 minutes), Victoria (from 47 minutes), Maidstone and Ashford, is approximately 4.5 miles away.



Ebbsfleet railway station, with fast services to London St Pancras from 18 minutes, approximately 9 miles away.

Bluewater shopping centre is 10 miles away.

The popular historic market town of Sevenoaks, with its comprehensive range of shopping, leisure and state and private educational facilities, including Grammar schools and the renowned Sevenoaks Public School, and mainline station with services to London Bridge (from 23 minutes), is approximately 11 miles away.

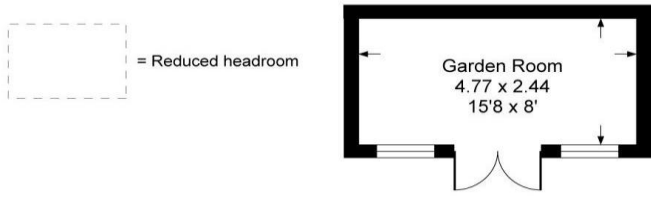
The M20 and M26 at Wrotham can both be accessed within 4 miles.



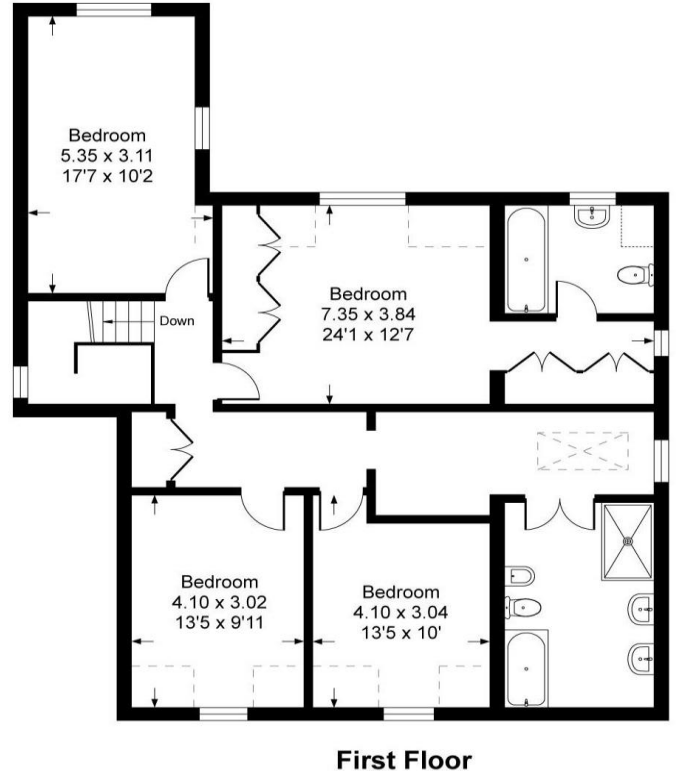
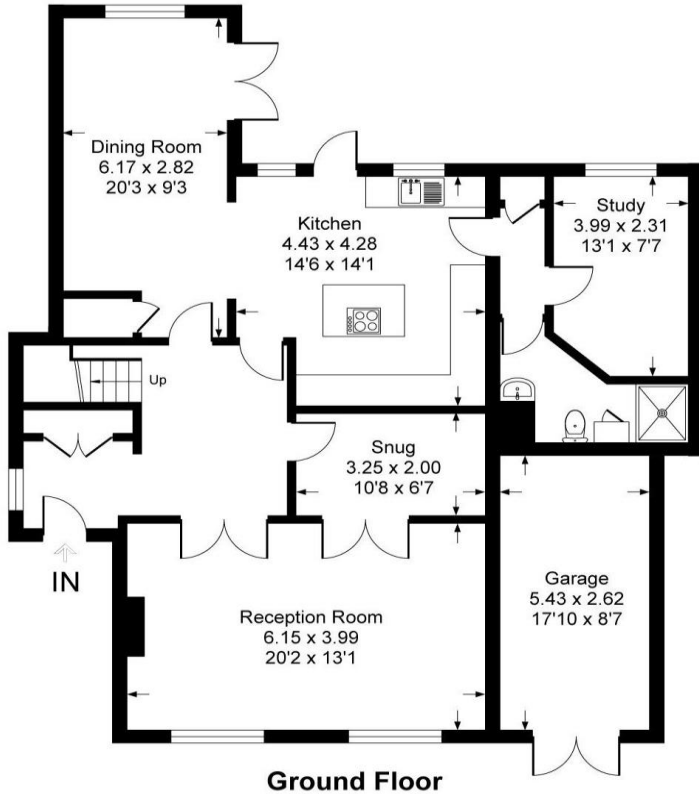
*A deceptively spacious four/five bedroom detached house, with a large driveway, a garage and a delightful large westerly facing rear garden with a cabin, set on a plot of approximately 0.18 acres in a semi-rural location in Culverstone near the village of Meopham.*







Approximate Gross Internal Area = 201 sq m / 2160 sq ft  
 Approximate Garage Internal Area = 14 sq m / 146 sq ft  
 Approximate Outbuilding Internal Area = 12 sq m / 125 sq ft  
 Approximate Total Internal Area = 277 sq m / 2431 sq ft  
 (excludes restricted head height)



- 1) These particulars do not constitute an offer or contract or part of one and must not be relied upon as statements or representations of fact; and we have no authority to make or give any representation or warranties in relation to the property.
- 2) These particulars have been prepared in good faith and to be used as a general guide. They are not exhaustive and include information provided to us by other parties including the seller, of which may not have been verified.
- 3) The measurements, areas, distances, orientation and floor plans are approximate and should not be relied on. The text, floor plans and photographs are only for guidance and are not necessarily comprehensive. The photographs may not be current and certain aspects may have changed since the photographs were taken.
- 4) It should not be assumed that the property has all necessary planning, building regulation or other consents.
- 5) We have not tested any services, appliances or fittings.
- 6) Purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		94
(69-80) <b>C</b>		
(55-68) <b>D</b>		69
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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If you need get in touch, please contact me on  
07429 483 423 or email [jonathan.hall@exp.uk.com](mailto:jonathan.hall@exp.uk.com)

