



JONATHAN HALL

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Whitepost Lane, Culverstone, Meopham Kent, DA13 0TZ

Guide Price: £700,000 - £750,000

jonathanhall.exp.uk.com

Accommodation



Main bungalow: entrance hall with four built-in cupboards and door to rear garden; cloakroom with WC and washbasin; large triple-aspect sitting room with vaulted ceiling and gas-fired coal-effect stove; large dual-aspect dining room with wood-burner; dual-aspect kitchen/breakfast room, fitted with a range of high-gloss wall and base cupboards and drawers, oak worktops, two sinks, gas hob with extractor hood, built-in double oven, and spaces for washing machine, dishwasher and space for large fridge/freezer; inner hall, dual-aspect principal bedroom with ensuite shower room with shower cubicle, WC and washbasin; three further double bedrooms; and a large family bathroom with a bath, shower, WC and washbasin.

Annexe/studio: a large dual-aspect open-plan living room/kitchen/bedroom, with fitted kitchen comprising high-gloss wall and base cupboards and drawers, laminate worktops, sink, electric hob and space for fridge/freezer; and an en-suite shower room with shower, WC and washbasin.

Outside

The property is set on a plot of approximately 0.29 acres, with a driveway for several cars, beds and borders stocked with a variety of flowering plants and mature shrubs, hedges and trees, and a delightful southerly-facing rear garden with a large paved patio, lawn, beds and borders stocked with a variety of flowering plants and mature shrubs, hedges and trees, climbing frame and swings.

Agents Note

The property is freehold, in council tax band G and benefits from a Megaflo pressurised system, Worcester Bosch boiler which heats the hot water and central heating in the bungalow, triple glazing, electric heating to the annexe, mains gas, mains electric, mains water and mains drainage.

A deceptively spacious and well-presented detached Scandia-Hus bungalow with a detached annexe/studio with an open-plan kitchen/living room/bedroom and an ensuite shower room; large sitting room with vaulted ceiling, large dining room, kitchen/breakfast room, four bedrooms, en-suite shower room, family bathroom, driveway for several cars, a delightful secluded southerly facing garden, set on a plot of approximately 0.29 acres. Situated in a semi-rural location in Culverstone near the village of Meopham with its wide range of amenities including railway station with services to London from 35 minutes.

Summary

- Spacious Four Bedroom Detached Bungalow
- Detached Annexe/Studio
- Well- Presented Accommodation
- Delightful Secluded Southerly Rear Garden
- Approximately 0.29 Acre Plot
- Driveway for Several Cars
- Large Sitting Room with Vaulted Ceiling
- Large Dining Room
- Pleasant Semi-Rural Location
- 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 mile 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.

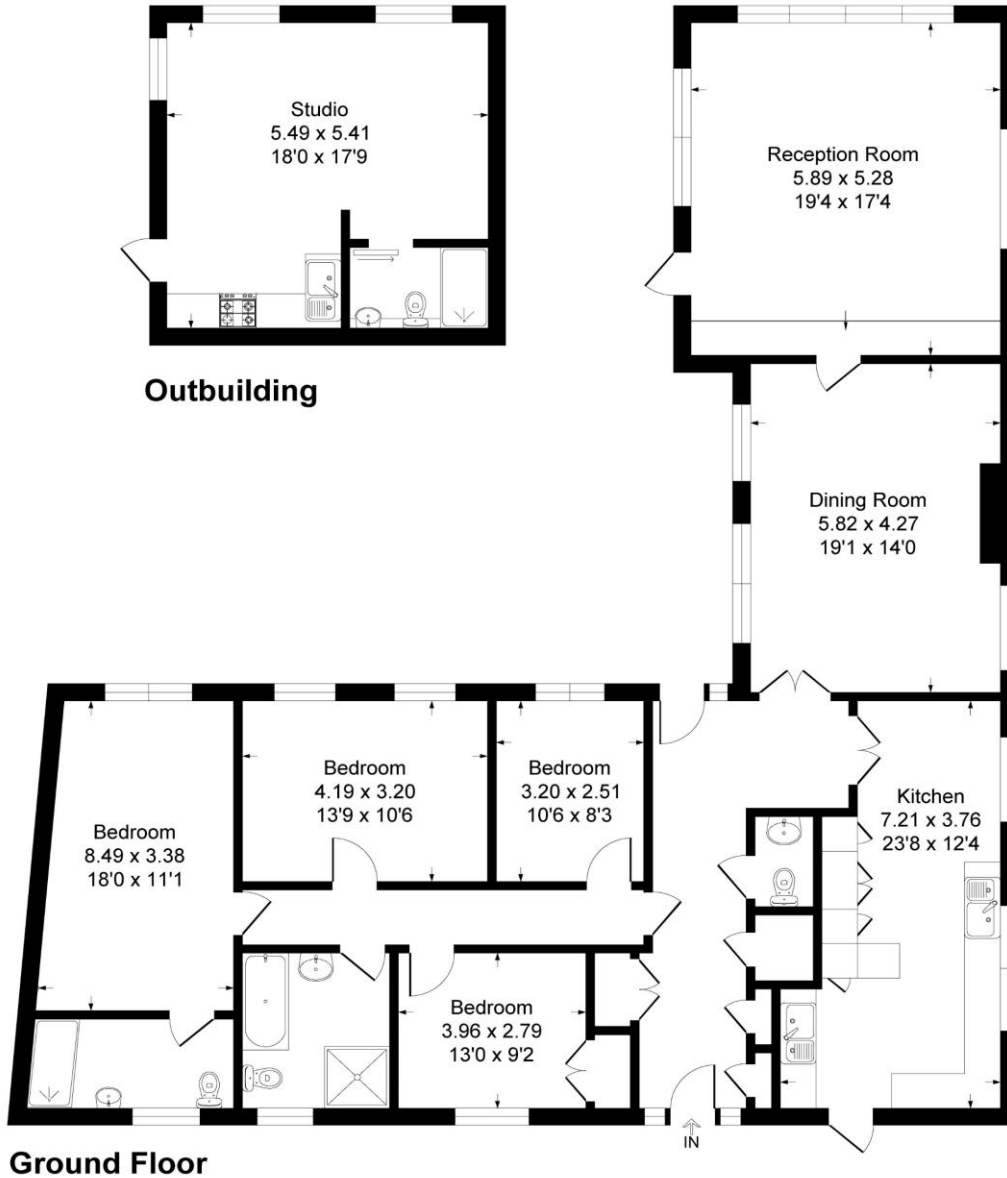


A deceptively spacious and well-presented four bedroom detached bungalow, with a detached annexe/studio, a driveway and a delightful secluded southerly facing garden, set on a plot of approximately 0.29 acres in a semi-rural location in Culverstone near the village of Meopham.





Approximate Gross Internal Area = 174.9 sq m / 1883 sq ft
 Approximate Outbuilding Internal Area = 29.6 sq m / 320 sq ft
 Approximate Total Internal Area = 204.5 sq m / 2203 sq ft



- 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) A		
(81-91) B		81
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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