



## Te Koanga

Sole Street, Meopham, Kent, DA12 3AX Freehold



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Asking Price £775,000

**An excellent opportunity to acquire this spacious detached chalet bungalow on a generous plot, ideal for extending, modernising, reconfiguring. Plenty of space to add a garden room or office. Close to Sole Street station with services to London Victoria and also close to schools.**

### Overview

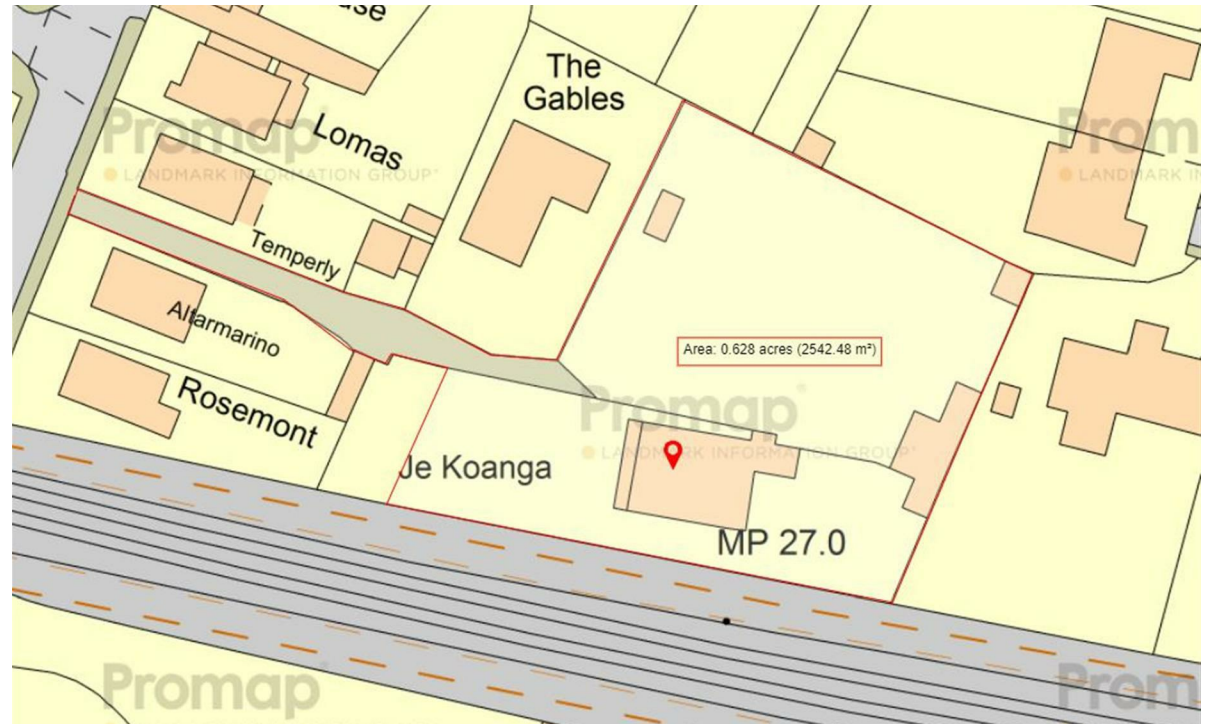
- Exclusive location
- Generous 0.6 acre plot
- Potential to re-configure
- Double garage and workshop
- Council tax band E
- EPC rated D
- Walking to rail station
- Spacious accommodation
- Available for the first time
- No onward chain

### Property description

The Koanga is large dormer bungalow built circa 1940 and offers potential to extend subject to local authority consent. The accommodation is currently configured as 2 bedrooms but there is space available to create at least one extra bedroom. There is a large veranda that runs across the front of the property and this leads to the main entrance where there is an entrance porch with feature stained glass windows and spacious entrance hallway. The lounge has dual aspect windows overlooking the garden and an open fire as well as an adjacent study. There is a separate dining room open to the kitchen-breakfast room. The rear lobby gives access to the garden but also a good size utility room and downstairs WC. The ground floor bedroom is generously proportioned with built-in wardrobes and there is a ground floor bathroom.

The first floor has a double bedroom with built-in wardrobes and cupboards, connecting dressing room/nursery and a shower room.

The property is entered from Sole Street via a private driveway and there is ample off-road parking for many vehicles as well as a turning area. There is a detached double garage with attached workshop and store. The grounds are level and mainly laid to lawn extending to the front, rear and side. Greenhouse and store to remain.



## Location

The village of Sole Street is located between the historic villages of Cobham and Meopham a short distance from the A227 and benefits from many local amenities and excellent transportation links. The A2/M2 and M20/26 motorway networks are both within easy reach as is Sole Street mainline rail station with services to Victoria. Ebbsfleet International station is within a short drive and Gatwick can be reached in approximately 40 minutes. There are several local primary and secondary schools in Meopham and the neighbouring villages and grammar schools at nearby Gravesend and Dartford. A local convenience store is found along the road with more local shops found at Meopham Parade. Comprehensive shopping facilities found at Waitrose in Longfield, Morrisons in Northfleet and Bluewater at Greenhithe (10 mins).

## Viewing arrangements

Strictly by prior appointment with Kings

## Directions

From our Meopham office proceed south along the A227 towards Wrotham. Turn left into Green Lane and follow the road round into Sole Street. After reaching Sole Street the driveway to the property is found after the railway bridge and just before the shop on the right hand side.





## Sole Street, DA12

Approximate Gross Internal Area = 177 sq m / 1900 sq ft  
Approximate Garage Internal Area = 42 sq m / 453 sq ft  
Approximate Outbuildings Internal Area = 7 sq m / 71 sq ft  
Approximate Total Internal Area = 226 sq m / 2424 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
Produced by Planpix

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