



3 The Courtyard

Hodsoll Street, Kent, TN15 7LH Freehold

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Offers Over £650,000

A stunning three bedroom barn conversion believed to originally date back to the 19th century sited within a gated community on the outskirts of Hodsoll Street, Sevenoaks. The property retains many character features and has vaulted ceilings in lounge and bedrooms.

Overview

- Attractive barn conversion
- Character features
- 3 Reception rooms
- Gated community
- Semi-rural location
- External storage room
- Large single garage
- Private rear garden
- Oil central heating

Property description

The Courtyard is a gated community of farm buildings converted to residential use circa 2005. The accommodation comprises entrance hall, downstairs cloakroom, lounge with vaulted ceiling and wood burning stove, study, dining room adjacent to the fitted kitchen and utility room. First floor landing, master bedroom with en-suite shower room, two further bedrooms and bathroom. There is a private rear courtyard garden, large single garage and additional external storage room both with light and power. Entry to the Courtyard is via electric gates and there is additional allocated parking space as well as parking being available in the courtyard. Freehold

Location

The hamlet of Hodsoll Street is sited between Gravesend and Wrotham to the west of the A227 and benefits from a charming green. There are local amenities and excellent transportation links within driving distance. The A2/M2 and M20/26 motorway networks are both within easy reach as is Meopham mainline rail station with services to Victoria (35mins), Borough Green mainline rail station is approximately 4 miles away, Ebbsfleet International station is within a short drive and Gatwick can be reached in approximately 35 minutes. There is a local primary school in nearby Culverstone and further schools in neighbouring villages and grammar schools at nearby Gravesend and Dartford. Local shops are Culverstone and at Meopham Parade with more comprehensive shopping facilities found at Waitrose in Longfield, Morrisons in Northfleet and of course Bluewater at Greenhithe (20 mins).

Viewing arrangements

Strictly by appointment with KINGS.



ACCOMMODATION WITH APPROXIMATE MEASUREMENTS

Outside

Entrance hall
11' x 9'9"

Lounge
18'10" x 15'10"

Dining room
12'6" x 9'6"

Study
11' x 6'8"

Kitchen
9'6" x 9'

Utility
7'3" x 7'2"

First floor landing

Bedroom 1
11'5" x 11'3"

En-suite
7'3" x 3'3"

Bedroom 2
9'3" ext to 11'2" x 10'6"

Bedroom 3
11'1" x 7'3"

Bathroom
7'4" x 7'2"

Storage room
23'11" x 9'6" ext to 14'8"

Garage
18'5" x 9'3"

Sevenoaks council Band E

Freehold



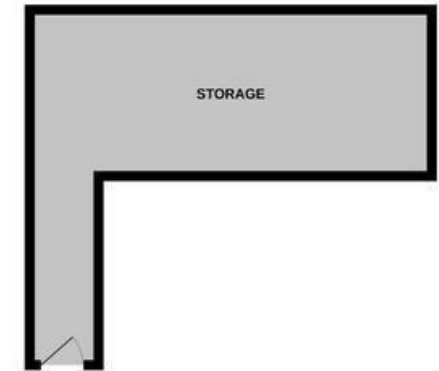
GROUND FLOOR
805 sq.ft. (74.7 sq.m.) approx.



1ST FLOOR
504 sq.ft. (46.8 sq.m.) approx.



ENTRANCE FLOOR
272 sq.ft. (25.3 sq.m.) approx.



TOTAL FLOOR AREA : 1581 sq.ft. (146.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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