



5 Hays Mead

Luddesdown, Kent, DA13 0XD Freehold



Asking Price £650,000

A beautifully presented house that is extended and fitted with quality appointments throughout. The mature landscaped gardens are a delight and geared to outside entertaining

Overview

- Amazing garden
- High specification
- Sought after location
- Fitted wardrobes to all bedrooms
- Fitted kitchen dining room
- Open fire
- Views over vineyard
- Council tax band D
- EPC rated
- LPG gas heating

Description

Located in the highly sought after parish of Luddesdown is this superb semi-detached 3 bedroom family house that is not only extended to the rear but also benefits from a loft conversion. The property has a characterful pitched and tiled storm porch and a spacious tiled entrance hall with a downstairs WC. The lounge has fitted cupboards and shelving either side of an open fireplace. The vaulted kitchen- diner is impressively fitted with a comprehensive range of bespoke units under granite worksurfaces including the sizable island breakfast bar. All large appliances are to remain. The kitchen has double doors on to the rear garden.

On the first floor there are two double bedrooms, both with fitted wardrobes, and a shower room. The converted loft space comprises a large double bedroom again with fitted wardrobes and an en-suite bathroom with a separate shower.



There is ample parking via a block paved driveway that extends to the side of the property and leads to the detached garage.

The rear garden is 185' in depth and has been very well designed by the current owners with several distinct areas that flow together. Initially there is a large patio area with fixed seating and a marble topped table that is included in the sale. A garden kitchen with marble work tops, a substantial BBQ and pizza oven are also included. A central lawn is bordered by flower and shrub beds with low stone retaining walls. Further on is a large decking patio that has views across the vineyard opposite. The summerhouse has

light and power and could be utilised in many ways. At the top of the garden there is a raised vegetable bed, shed and 12ft freestanding pool that is included.

Location

Luddesdown is a popular village south east of Meopham near Sole Street and Cobham. The A2/M2 motorway network is within reasonable driving distance and mainline rail facilities can be found in nearby Sole Street and Meopham both offering services to Bromley, London Victoria and the Kent coast. Ebbsfleet International station is also within easy reach. There is a small shop in Sole Street with more comprehensive shopping facilities to be found at Meopham, Gravesend and Bluewater shopping complex is within 20 minutes drive.

Viewing arrangements

Strictly by prior appointment with Kings

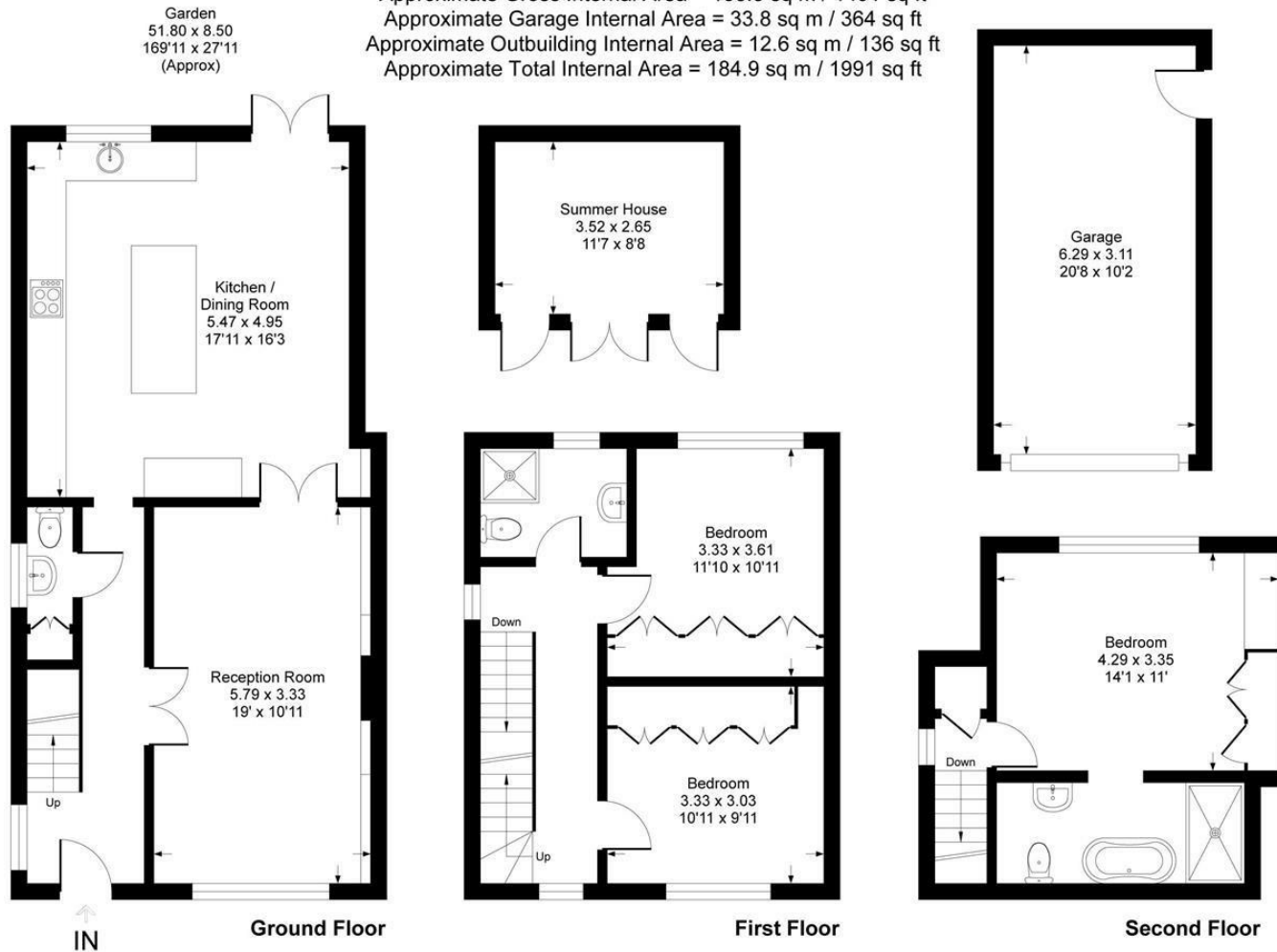
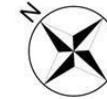
Directions

From our Meopham office proceed south along the A227 Wrotham Road taking the first turning on the left into Norwood Lane. Proceed to the 'T' junction and turn left into Camer Road and follow this for approximately three quarters of a mile turning right into Gold Street. Continue for some distance passing 'The Cock Inn' public house. The property is found further down on the left hand side.



Hays Mead, DA13

Approximate Gross Internal Area = 138.5 sq m / 1491 sq ft
 Approximate Garage Internal Area = 33.8 sq m / 364 sq ft
 Approximate Outbuilding Internal Area = 12.6 sq m / 136 sq ft
 Approximate Total Internal Area = 184.9 sq m / 1991 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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