



Homeland

Steeles Lane, Meopham, Kent, DA13 0QD Freehold

 2  1  3  E
Offers In Excess Of £450,000

A rarely available opportunity to acquire a semi-detached house in an exclusive lane close to Meopham Green. This two bedroom home has a large southerly facing garden and is opposite fields to the front elevation. Offered to the market with no onward chain and with potential to extend (subject to consent) this property is an ideal project.

Overview

- Exclusive location
- No-onward chain
- Potential to extend (subject to consent)
- Large southerly facing garden
- Open-plan kitchen-dining area
- Spacious ground floor
- Ample off-road parking
- Oil central heating
- EPC rated E
- Council tax band E

Description

This attractive semi-detached house is located in an exclusive rarely available semi-rural lane close the the village green. The property is offered to the market with no onward chain and offers excellent potential to extend to the side. Homeland and the attached neighbouring house Beaumont were one dwelling and have recently been divided. The structural division is complete but there is still some cosmetic finishing required.

There is a shared pitched and tiled storm porch and the main entrance door takes you in to a reception room that is semi-divided and has the stairs to the first floor landing. An inner hallway gives access to the kitchen with fitted units and wooden work surfaces and also the large open-plan dining/family area that overlooks the garden.

The first floor has two double bedrooms, the largest over looking the fields opposite and the bathroom that has a separate shower cubicle.

There is ample off-road parking for several vehicles on the driveway that extends to the side of the property. A five bar gate gives vehicular access to the southerly facing rear garden which measures approximately 87' x 44' is level and has a shingle patio and lawn.



Location

Meopham is sited between Gravesend and Wrotham on 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 Meopham mainline rail station with services to Victoria (35mins), Ebbsfleet International station is within a short drive and Gatwick can be reached in approximately 40 minutes. There are outstanding local primary and secondary schools within Meopham and the neighbouring villages and grammar schools at nearby Gravesend and Dartford. Local shops are found at nearby Culverstone and Meopham Parade with more 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 Wrotham road for approximately 2 miles. After passing Meopham Green Steeles lane is the next turning on the left. The property is found on the right hand side.

Seller's comment

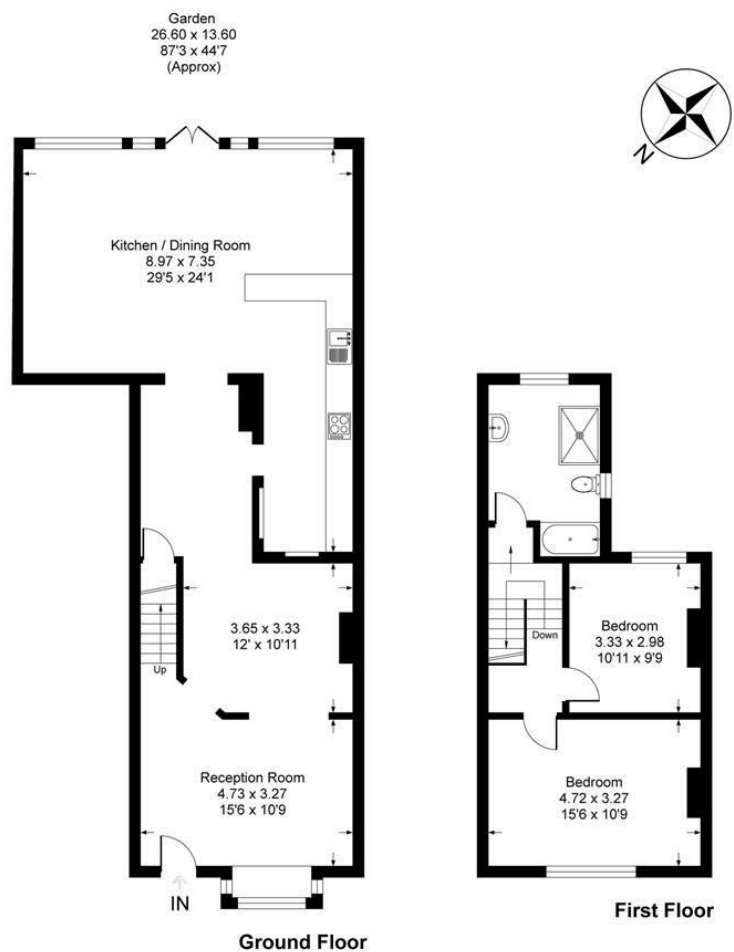
"Living in Steeles Lane since 1994 and enjoying the seclusion and peace of one of the best private lanes in Meopham with our 3 Sons we have now started an historic barn conversion in Kent hence our wish to sell. Homeland was previously a

private purchase, so this is the first time on the market in over 60 years. The field to the front and paddock to the rear provide privacy and easy access to the area of outstanding natural beauty at the end of the lane. We previously extended the adjoining property and so the opportunity to extend Homeland to reflect the same remains and the prospect of the home growing as might required, and adding value, is fabulous"



Steels Lane, DA13

Approximate Gross Internal Area = 132 sq m / 1421 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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Station Approach, Meopham, Kent, DA13 OHP
T: 01474 814440

meopham@kings-estate-agents.co.uk

kings-estate-agents.co.uk

