



16 Court Lodge

Shorne, Gravesend, Kent, DA12 3EQ Freehold

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Asking Price £700,000

Located within the sought-after village of Shorne is this detached 4 bedroom 'Billings' built family house. The property is sited on a generous corner plot and has excellent potential to extend subject to consent. The property is offered to the market with no onward chain.

Overview

- No onward chain
- Exclusive location
- Close to shops
- Potential to extend
- Large corner plot
- Billings built
- Quiet cul-de-sac
- 2 Shower rooms
- EPC rated D
- Council tax band G

Property description

Billings built properties are renowned for their spacious and well proportioned accommodation. As you enter the property there is a generous hallway with a dining room on the left which has a front facing window. The lounge runs the full depth of the property with doors onto the back garden and is spacious and light. There is a downstairs bathroom with a shower and a toilet. The kitchen-breakfast room is well proportioned and has a side door giving access to the rear garden and adjacent garage. On the first floor are four good size bedrooms, one of which has room to create an en-suite. There is also a shower room on the first floor.

There is ample off-road parking via the driveway and tandem length garage.

The front garden has a large lawn that extends to the side of the property.

The rear garden is of a large size with a long planting space at the back and a wide lawn. The property has a desirable corner plot which in our opinion offers excellent potential to extend to the side/rear subject to local authority consent.



Location

The village of Shorne is sited north of Cobham on the outskirts of Gravesend and benefits from many local amenities and excellent transportation links, particularly access to the A2/M2. The M20/M26 motorway networks are within easy reach as is Higham mainline station with fast services to St Pancras via Ebbsfleet, Meopham mainline rail station with services to Victoria (35mins) and Gravesend Station with fast services to St Pancras via Ebbsfleet and services to Charing Cross and Cannon Street. Ebbsfleet International station is within a short drive and Gatwick can be reached in approximately 60 minutes. There is a local primary school and secondary schools are found in

neighbouring villages with grammar schools at nearby Gravesend and Rochester as well as private schooling at Gads Hill, Kings School and Cobham Hall. Local shops are found in the village (a short walk) with comprehensive shopping facilities found at Gravesend, Northfleet and Bluewater at Greenhithe (15 mins)

Viewing arrangements

Strictly by appointment with Kings

Directions

From our Meopham office proceed south along the A227 Wrotham road and take the first turning on the left into Norwood Lane. Continue and turn left at the T-junction

heading towards Cobham. Pass through the village of Sole Street and turn right at the next T-junction and pass through the village of Cobham. Upon reaching the mini roundabout turn left heading towards the A2 and follow the signs for Shorne. Upon reaching the next roundabout turn right to continue following the signs for Canterbury A2 & Shorne and then take the first turning on the left into Woodlands Lane. Follow until reaching the junction with Tanyard Hill and turn left heading into Shorne village. Court Lodge is the first turning on the left.

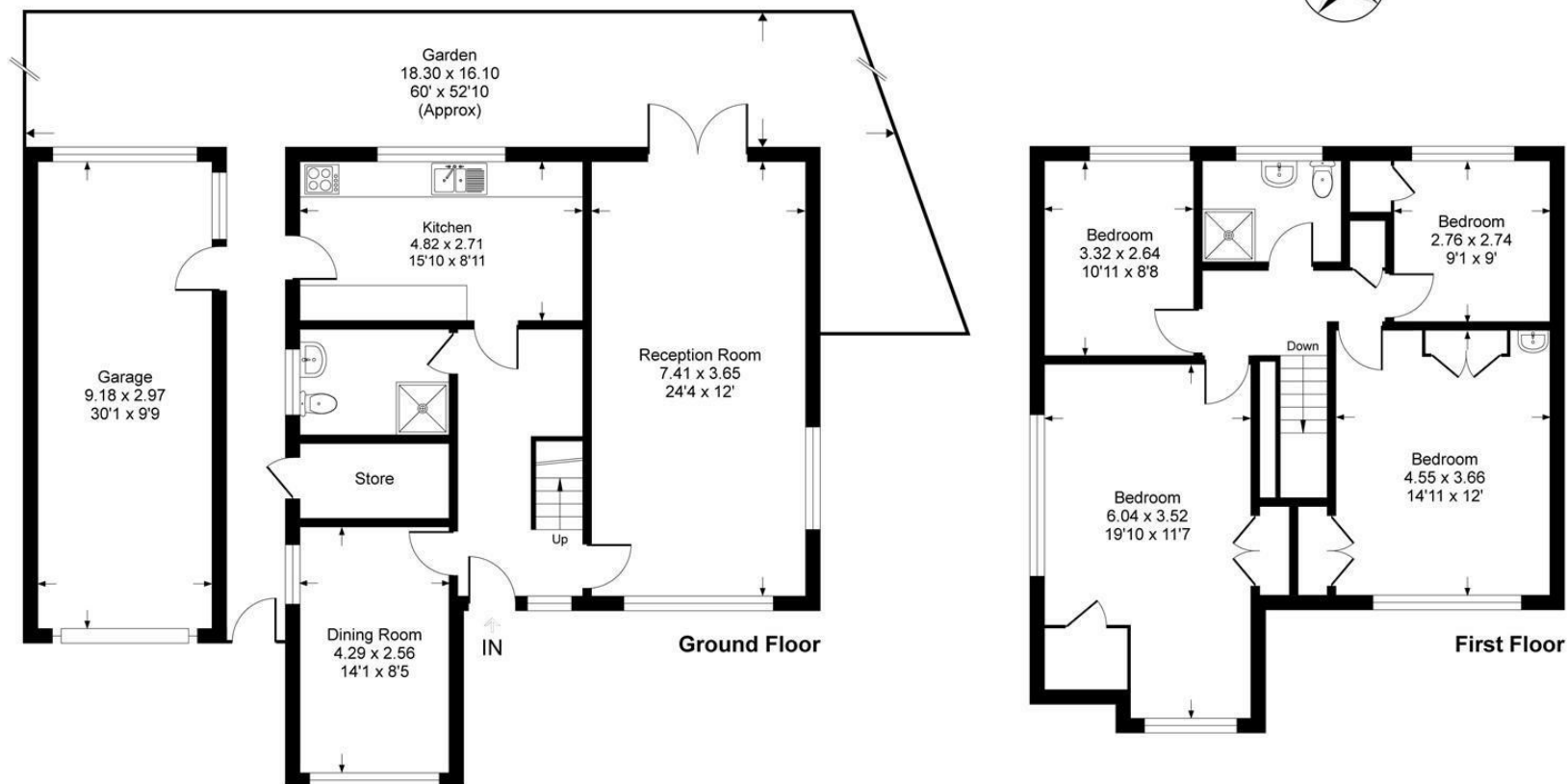


Court Lodge, DA12

Approximate Gross Internal Area = 143 sq m / 1537 sq ft

Approximate Garage Internal Area = 24 sq m / 255 sq ft

Approximate Total Internal Area = 166 sq m / 1792 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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