



## Orchard House Blenheim Close

Meopham, Gravesend, DA13 0PQ Freehold



Asking Price £700,000



**A very well presented detached house located in a most sought after cul-de-sac close to schools and local shops. The property has light and spacious accommodation and benefits from a large open-plan kitchen-dining living area.**

### Overview

- Sought after location
- Out-building with tri-phase electrical supply
- Open-plan living
- New fitted kitchen
- Gardens to side and rear
- Attractive weather boarding
- Oak doors
- Bright dual aspect rooms
- EPC rated
- Council tax band F

### Property description

Sited on a generous corner plot this attractively presented detached Georgian style house offers flexible accommodation and benefits from a recent garage conversion and extension to form a large open-plan living area. There is a good size entrance porch opening on to the entrance hall with stairs to the first floor and downstairs WC. The lounge is triple aspect and has a convenient TV recess. The open plan kitchen-diner and living area is a recent conversion of the garage and an extension and provides a bright spacious room for all the family as well as bi-fold doors onto the rear garden. We understand the footings are sufficient to allow for a first floor extension over this room subject to local authority consent. There is also a 4th bedroom/ study on the ground floor. The first floor accommodation has three separate bedrooms (two of which have fitted wardrobes) and a family bathroom.

There is off-road parking for several vehicles on the block paved driveway. Being on a corner plot there are gardens to the front rear and side that are mainly lawned with a paved patio adjacent to the rear bi-fold doors. The attractive weather boarded outbuilding is built of solid block with ceiling insulation and has its own power supply. This could be utilised in a variety of ways such as a gym, workshop, home office etc. There is also a rear access to the garden with a dropped kerb.



## 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 0.75 miles and turn left into Meadfield. At the junction with Cheyne Walk turn right and take the first turning on the left into Blenheim Close. the property is found a short way along on the left.

## property information

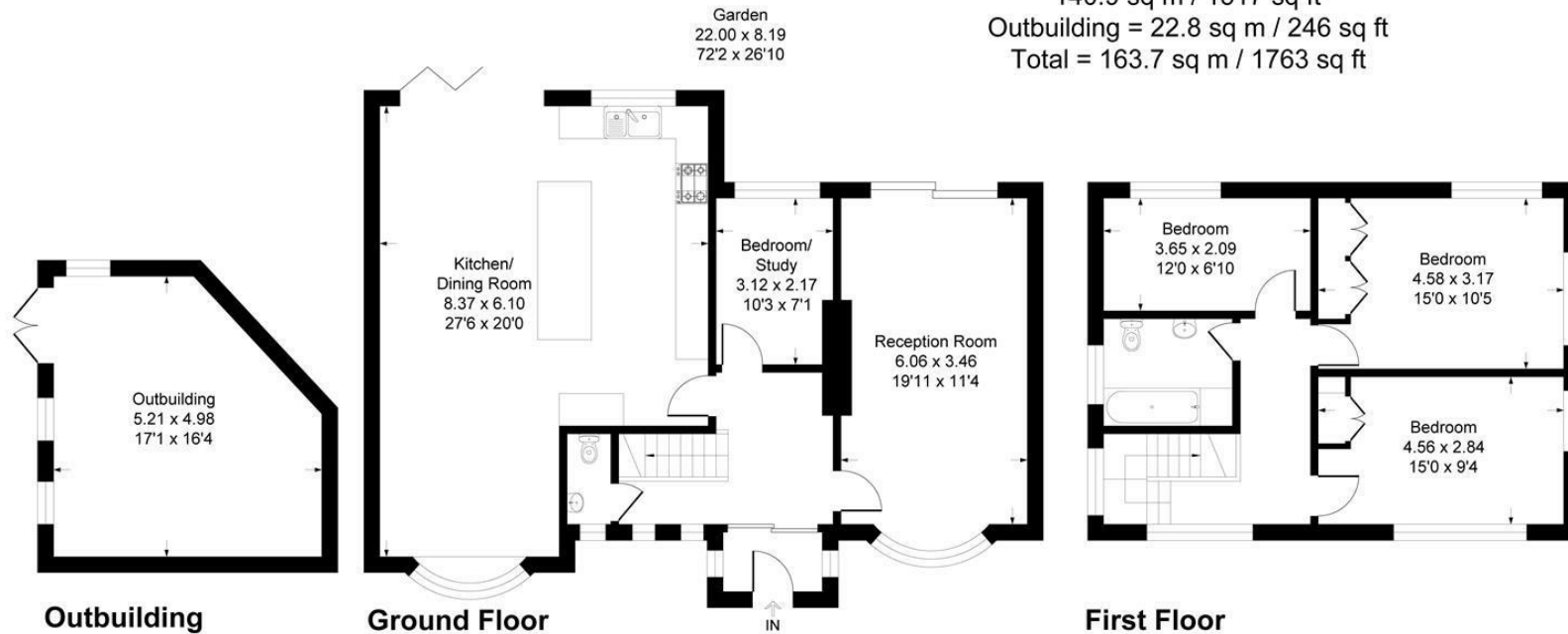
Mains gas, electric, water and drainage.





# Orchard House, 3 Blenheim Close, DA13

Approximate Gross Internal Area  
140.9 sq m / 1517 sq ft  
Outbuilding = 22.8 sq m / 246 sq ft  
Total = 163.7 sq m / 1763 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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