



## Challex Ridge Lane

Culverstone, Kent, DA13 ODP Freehold



4



3



2



D

Asking Price £725,000

**Occupying an elevated position with views over Culverstone Valley, this extended detached family home has flexible accommodation including 4 separate bedrooms and 3 bath/shower rooms. Built by the current owner and available to the market for the first time this is one not to be missed.**

### Overview

- Extended accommodation
- Double garage
- Far reaching views
- Council tax band D
- CCTV
- 3 Bath/shower rooms
- Solar panels
- Large kitchen-diner
- EPC rated D
- Log/coal fire

### Description

Originally constructed in 1996 the property has benefitted from a side extension in 2021 to form a kitchen-diner and bedroom above. The accommodation comprises a storm porch and entrance hall with built in cupboards, and downstairs WC. The lounge has a log/coal fire and two sets of patio doors looking over the garden and valley beyond. There is a private study accessed from the hallway that also has doors on to the patio. The kitchen-diner extends to the full depth of the property and is fitted with a good range of wall and base units including a central island and an LPG range style gas cooker. A 4th bedroom with an adjacent bathroom completes the ground floor accommodation. The first floor landing has light tunnels and a storage room that houses the controls for the solar panels and CCTV. The newly created main bedroom a dressing room and en-suite shower though these, can be used separately as they are accessed via a hallway (see floorplan). There are two further bedrooms and a family bathroom.

There are two gates giving access to the driveway with ample parking for several vehicles. The detached garage has two up and over doors and storage above with an attached utility room/WC. The rear garden has a large paved patio that extends across the width of the house and a central lawn. Shed and green house to remain.



## Location

Culverstone is located 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), 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 30 minutes. There is a local primary school within Culverstone and the neighbouring villages and grammar schools at nearby Gravesend and Dartford. Local shops are found nearby and in Meopham Parade with more comprehensive shopping facilities found at Waitrose in Longfield, Morrisons in Northfleet and Bluewater at Greenhithe (20 mins).

## Viewing arrangements

Strictly by prior appointment with Kings

## Directions

From our Meopham office proceed south along the A227 Wrotham Road for approximately 2 and half miles. Turn left into Heron Hill Lane, opposite Chapmans Hill, and then 3rd right into Ridge Lane and the property is found further along on the right hand side.

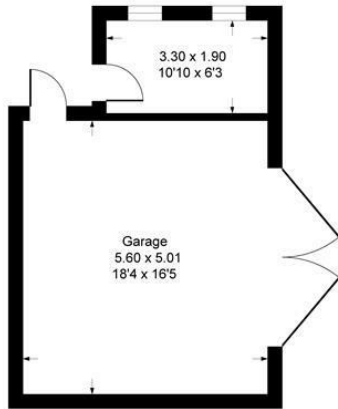
## Property information

Mains water and septic tank drainage. LPG gas. Mains electric and solar panels. Full fibre broadband.



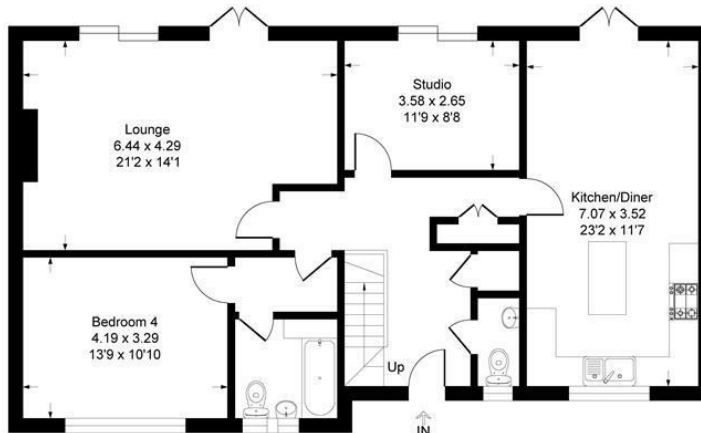
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Approximate Gross Internal Area  
 171.3 sq m / 1845 sq ft  
 Garage = 34.8 sq m / 375 sq ft  
 Total = 206.4 sq m / 2219 sq ft



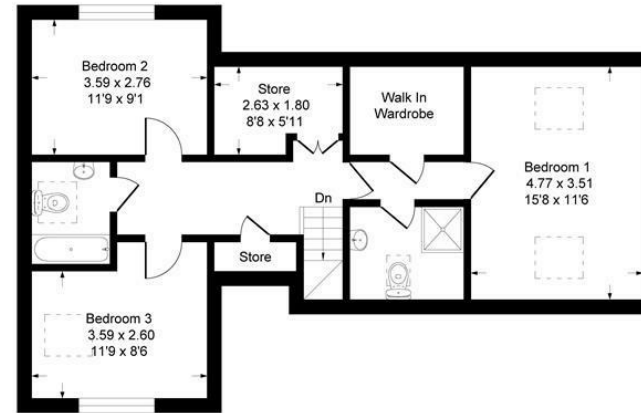
Garage

Back Garden  
 25.00 (82'0)  
 (Approx)



Ground Floor

Front Garden  
 25.00 (82'0)  
 (Approx)



First Floor

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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