



## Chuzzlewit House Forge Lane

Shorne, Gravesend, DA12 3DP Freehold



Offers Over £700,000

**Built circa 2004 this attractive detached 4 bedroom family house is located within an exclusive gated community of just 3 homes. The property has been superbly maintained by the current owners and is offered to the market with a high specification.**

### Overview

- High specification
- Very well presented
- Gated development of just three homes
- 3 Reception rooms
- 4 Double bedrooms
- Garden room
- Luxury bath/shower rooms
- Large single garage
- EPC rated \*\*
- Council tax band F

### Description

A modern detached home presented in a traditional style located in the sought after village of Shorne. The property has spacious accommodation comprising entrance hall, downstairs WC, lounge, generous separate dining room, study/home office. There is a fitted kitchen with modern units under quartz worktops including a breakfast bar with built in appliances to remain. The first floor has a large landing with four bedrooms, en-suite shower room and family bathroom.

The front garden is mainly a block paved driveway providing off road parking for 3-4 cars and access to the 10' wide single garage with electric door. There is rear pedestrian access via the side gate which leads to the rear garden. Secluded from the rear with a tall conifer hedge. There is a patio running across the rear with double doors from both the lounge and dining room. A useful garden room has been added by the sellers with light power and running water and air conditioning. Further benefits include a fast car electric charging point, cctv and house alarm.



### 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 prior 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. Proceed through the village and the entrance gates are found just before the end of the road (Forge Lane)

### Property information

Main gas, electric, water and drainage.



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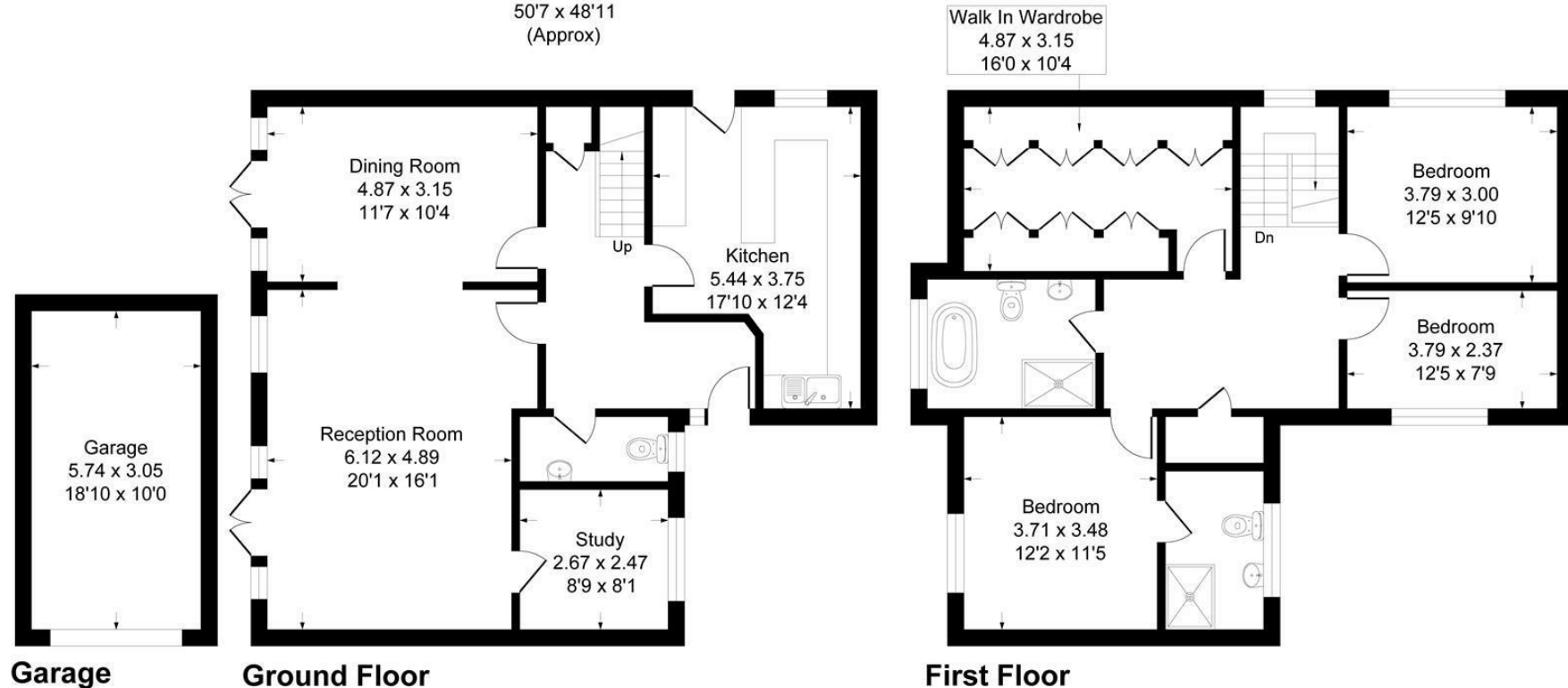
Approximate Gross Internal Area

168.1 sq m / 1809 sq ft

Garage = 17.5 sq m / 188 sq ft

Total = 185.6 sq m / 1997 sq ft

Garden  
15.42 x 14.92  
50'7 x 48'11  
(Approx)



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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