



St Aubin Melliker Lane

Meopham, Gravesend, Kent, DA13 0JB Freehold

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£1,200,000

A rare opportunity to acquire one of Meopham's finest character homes located on Hook Green. This impressive home is available to the market for the first time in 50 years and is offered with the benefit of no onward chain.

Overview

- Substantial character residence
- 5 Bedrooms family home
- Flexible accommodation with annexe potential
- Village green location
- Side and walled rear garden
- Many original features
- 0.4 Acre plot
- Single garage
- No onward chain

Description

Built circa 1888 and later extended, St Aubin occupies an elevated position on the edge of Hook Green surrounded by some of the most attractive and characterful homes in the village. The accommodation is substantial with tall ceilings and large windows including many original features.. There is an entrance porch with a stone arch and original door opening on to the hallway with original marble floor. The drawing room has a deep bay window and working open fireplace. The dining room has similarly impressive proportions and originally had a door and window at the south side which could be reopened. The kitchen breakfast room has been extended and now incorporates a seating area adjacent to the rear garden and there is a separate utility room. The remainder of the ground floor accommodation offers great flexibility with a suite of rooms comprising a side entrance hall, reception room, kitchen, shower room and bedroom which could all be utilised as a separate annexe (see floorplan) and a cellar.



The first floor is accessed via a grand sweeping staircase and features a stained-glass window. There are two large bedrooms and a dressing room at the front as well as WC, bathroom, and further double bedroom. The attic level offers another room that has previously been used as a bedroom.

Sited on a generous overall plot of 0.4 acres there are cottage style gardens to the side and rear including a large expanse of lawn, mature trees, shrubs vegetable patch and rose beds. The rear garden is walled, offering a good degree of seclusion. A single driveway provides off-road parking for several vehicles.

Location

The village of 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 and take the third turning on the right into Melliker Lane. The property is found on the corner on the right hand side.

Property information

Mains gas and electric, water and drainage. EPC rated F, council tax band G



Aubin, Meliker Lane, DA13

Approximate Gross Internal Area = 313.4 sq m / 3373 sq ft

Garage = 21.0 sq m / 226 sq ft

Total = 334.4 sq m / 3599 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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