



3 Windmill Close

Meopham, Kent, DA13 0AZ Freehold



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£725,000

A 4 bedroom home built in 2014 and located in an exclusive gated development of just 5 homes. The property is located within a short walk of Meopham green and has a west facing back garden looking over farmland.

Overview

- Exclusive village location
- 4 double bedrooms
- C rated for energy
- Stunning views
- Designed for 21st century living
- Swedish designed Eco House
- Close to cricket green
- 3 Bath/shower rooms
- West facing garden
- Gated community

Summary

Windmill Close is an exclusive development constructed in 2014 of five detached family homes located in the centre of a rural village in the heart of the Kent countryside. With your front door into the village and your back door opening onto fields, it is an idyllic setting for family life. The property is located on the edge of Meopham Green Conservation area; a stone's throw from the green and the windmill. London is just 35 minutes by train from Meopham Station and Ebbsfleet International Station is less than 8 miles away. The A2/M2/M20 and M26 are all just a few minutes' drive away.

The village boasts a wide variety of facilities including schools, a medical centre, a library and a range of fine pubs and restaurants. The area has a wealth of historic buildings, footpaths and bridleways, attractive landscapes and open countryside. EPC Rated B

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).



Dimensions

Living Room: 4.69 X 6.78m 15'5 x 22'3

Kitchen/ Dining: 6.9 x 3.32m 22'8 x 10'11

Study/Bedroom: 3.5 x 2.2m 11'6 x 7'3

Family Bathroom: 2.56 x 1.77m 8'5 x 5'10

Master Bedroom en-suite with walk-in shower: 4.82m x 3.32m 15'10 x 10'11

Bedroom 2: 4.77m x 3.32m 15'8 x 10'11

Bedroom 3: 3.83m x 3.32m 12'7 x 10'11

Bedroom 4: 3.19m x 3.32m 10'6 x 10'11

Total Floor Area 160m2 or 1722 square feet

Kitchen

- Large 'shaker' style kitchen/diner with wood burning stove and oak oiled worktops and floor.

- Zanussi and Bosch appliances.

Bathroom En-suites & wC

- Carron Quantum single ended 1800 x 800 extra large bath

- Vitra bathroom furniture

- Polished chrome curved ladder style thermostatically controlled 'dual fuel' heated towel rail

- Large bevel-edged inset mirrors with demister pads and shaver socket over basins

Heating and services

- Heating and hot water from Valliant high efficiency condensing boiler

- Stainless steel hot water storage cylinder providing mains pressure hot water with remainder of 25 year guarantee from 2014

- Nibe Contura 510 wood burning stove with twin wall insulated flue

- Vent-axia whole house mechanical ventilation with heat recovery for consistently good air quality without wasting heat

Interior

- 16' long fitted wardrobes to master bedroom including hang rails & drawers.

- Loft ladder to half boarded loft

Security/safety

- Private shared drive controlled by secure entry gate

- Intruder alarm with panic button in master bedroom and control panel in hall. PIR's fitted in most rooms

- Fire safety; mains fire alarm and sprinkler system fitted throughout

Peace of mind

- High levels of insulation and air tightness combined with triple glazed composite windows to minimise bill and CO2 emissions

- Low maintenance external finishes



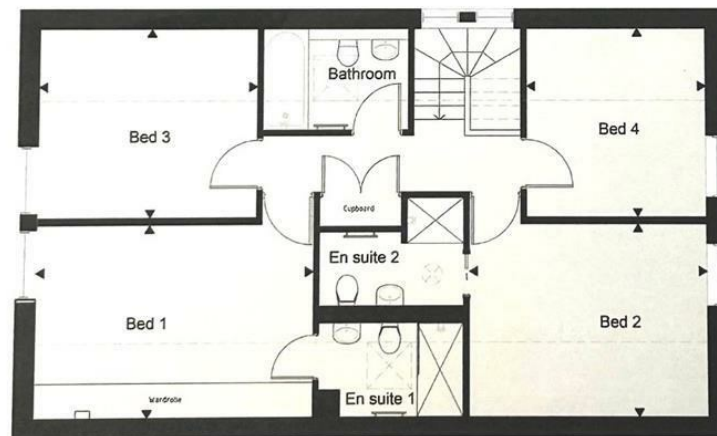


GROUND FLOOR

Living Room
4.71 x 6.8m 15' 5" x 22' 4"

Kitchen / Dining
6.94 x 3.34m 22' 9" x 10' 11½"

Study / Bedroom
3.58 x 2.24m 11' 9" x 7' 4"



FIRST FLOOR

Master Bedroom:
4.85 x 3.34m 15' 11" x 10' 11½"

Bedroom 2:
4.2 x 3.34m 13' 9" x 10' 11½"

Bedroom 3:
3.84 x 3.34m 12' 7" x 10' 11½"

Bedroom 4:
3.19 x 3.34m 10' 5" x 10' 11½"

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