



## Meopham Court Wrotham Road

Meopham, Kent, DA13 0AA Freehold

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Asking Price £1,000,000



**A truly exceptional home sited in a private location steeped in the history of Meopham village and offered to the market with the benefit of no onward chain. Homes of this calibre are rare and seldom come to the market. The accommodation is imposing and must be viewed to fully appreciate the scale.**

### Overview

- Grand vaulted entrance hall
- Exclusive private location
- Substantial reception rooms
- Park like gardens
- Long private driveway
- 5 Bedrooms
- Numerous period features
- 2.0 acre plot
- Cellar and conservatory

### Property description

Set within the conservation area and nestled behind St John's church is the exclusive private estate of Meopham Court dating back to the 14th century and integral to the history of Meopham Village. Located within a short walk of shops and schools, South House is perfectly placed for convenience combined with rural surroundings. Originally converted by locally renowned builder Billings in the 1950's the sizeable Estate was divided into nine private residences and are rarely available.

The property is entered via a long sweeping driveway passing the church and detached double garage to a shingle parking area to the front and side. Upon entering the vaulted entrance hall the proportions and scale are immediately impressive as is the galleried staircase and landing to the first floor. There are two main reception rooms each with period features including tall ceilings and fireplaces and decorative mouldings. The first floor accommodation comprises three bedrooms including a master with en-suite and dressing room and a family bathroom with separate WC. The second floor (attic level) offers two further bedrooms and a central living room.





The grounds of 2 acres extend to the south and west of the property and found within is a double garage and workshop, sheds, greenhouse and a disused swimming pool. Large lawns, mature trees and shrubs give a park-like feel to the grounds.

### 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 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 appointment with Kings

### Directions

From our Meopham office proceed south along the A227

Wrotham Road for approximately 1 mile and upon passing the church on your right turn in to the next driveway by South Lodge. Follow the drive and you will pass the side of the church and reach South House.

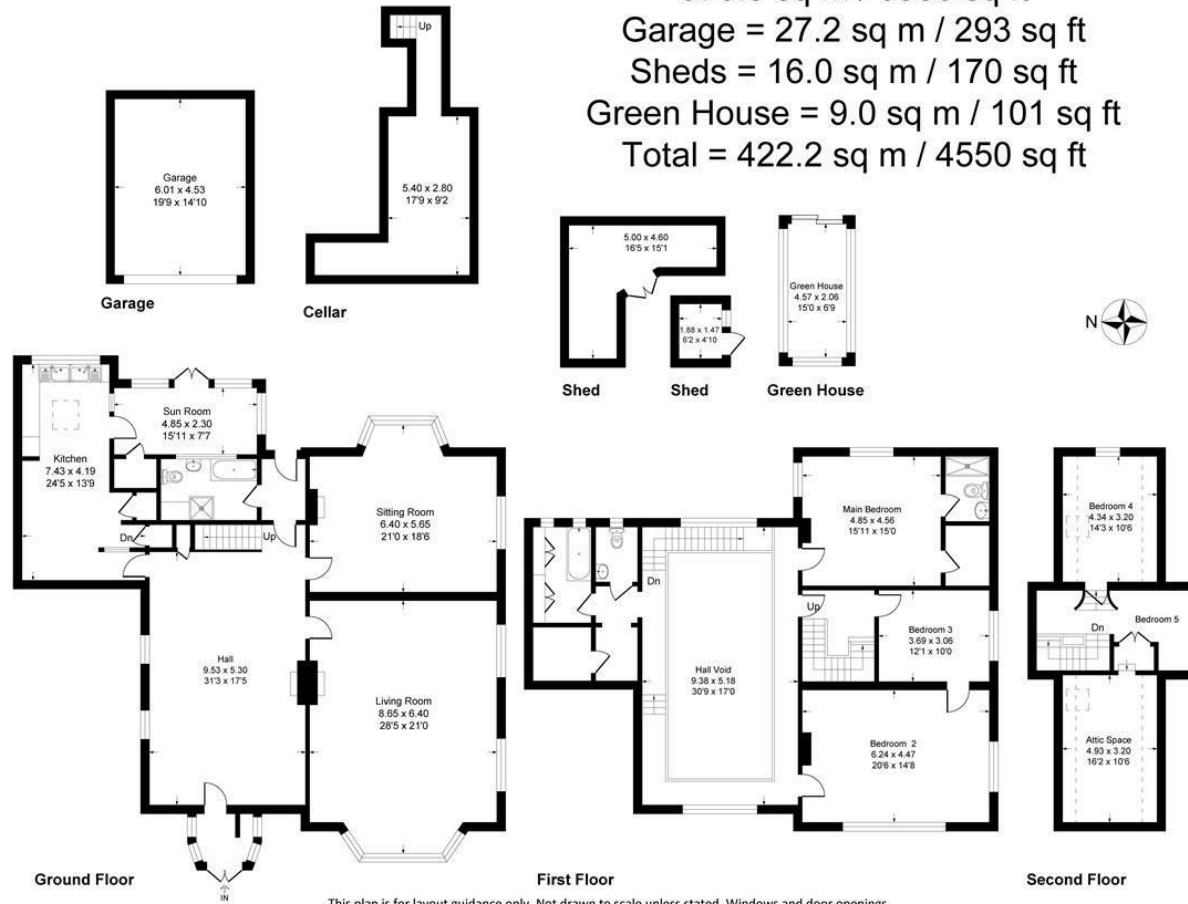
### Property information

Mains gas, electric, water and drainage.



# South House , Meopham Court, DA13

Approximate Gross Internal Area  
 370.0 sq m / 3986 sq ft  
 Garage = 27.2 sq m / 293 sq ft  
 Sheds = 16.0 sq m / 170 sq ft  
 Green House = 9.0 sq m / 101 sq ft  
 Total = 422.2 sq m / 4550 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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