



7 Cob Drive

Shorne, Kent, DA12 3DU Freehold



Asking Price £795,000

Located in a cul-de-sac of the sought after village of Shorne, this beautifully presented home has been thoughtfully extended to provide spacious accommodation and is offered to the market in excellent order throughout. No onward chain.

Overview

- Master bedroom with en-suite and dressing room
- Large fitted kitchen open to family room
- Integral double garage with water softener
- Mega-Flo high pressure heating system
- Utility room and downstairs WC
- Off-road parking via block paved driveway
- Electric car charging point
- Village location close to primary school
- Council tax band F EPC rated C
- No onward chain

Property description

The accommodation of this well proportioned family home comprises a pitched and tiled entrance porch with a further door though to the entrance which is tiled and has the stairs to the first floor landing. The dual aspect lounge has an open fireplace and fitted blinds to the front elevation. The heart of this property is the spacious kitchen that is open to the partially vaulted family room with patio doors on to the garden which is fitted with a comprehensive range of wall, full height and base units with marble worktops. Appliances that will remain are two ovens (one of which is a steam oven). gas hob with extractor, American style fridge freezer, dishwasher and wine fridge. The family room has underfloor heating. There is a utility room with plumbing that gives access to the integral garage which can also be accessed via the downstairs WC that features a Japanese style multi-function toilet. The first floor accommodation comprises four bedrooms including a generous master with a dressing room and en-suite shower room. There is also a large family bathroom.

Outside there is a front garden with lawn and shrubs. A block paved driveway provides off-road parking for several vehicles. The rear garden has a summerhouse and central lawn with shrubs to the borders.



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 is just a 15 minute drive.

Viewing arrangements

Strictly by 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 and 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 Cob Drive is found on your right. The property is a short way along on the left.

Property information

Mains gas, electric, water and drainage.



Gross Internal Area : 204.7 sq.m (2203 sq.ft.)
 (Including Garage)



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