



## Yeoman House Melliker Lane

Meopham, Kent, DA13 0HY Freehold

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Asking Price £850,000



**This generously proportioned five bedroom family home is offered to the market with the benefit of no onward chain and is conveniently positioned for local amenities including Meopham mainline station. There is a large driveway and detached double garage.**

#### **Overview**

- No onward chain
- Sought after location
- Substantial extended accommodation
- Double garage and large driveway
- Walking distance to station, shops and schools
- 5 Bedrooms and 3 Reception rooms
- 2 bath/shower rooms with potential for en-suite
- Generous front garden
- Views over fields opposite
- Gas fired Rayburn

#### **Property description**

The accommodation of this extended home comprises entrance porch, entrance hall with stairs to first floor, downstairs cloakroom, three separate reception rooms (two with an attractive parquet flooring) and a large kitchen with a gas fired Rayburn that supplies the central heating and hot water. The first floor accommodation has a 19' x 15' master bedroom that has an en-suite (See separate agents note) and four further separate bedrooms as well as a bathroom and shower room.

The house sits on a level plot and has a large front garden and block paved driveway that extends across the front and to the side leading to the double garage and therefore provides ample parking. The rear garden is screened via an evergreen hedge.



### 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 prior appointment with Kings

### Directions

From our Meopham office proceed south along the A227 Wrotham Road and take the 3rd turning on the right into Melliker Lane. Follow the road round to the right and the property is found on the right hand side.

### Property information

Mains gas, electric, water and drainage. Council tax band F, EPC rated E

### Agents note

The en-suite adjacent to the master bedroom has been plastered and has the required plumbing but hasn't been installed. See online photograph.



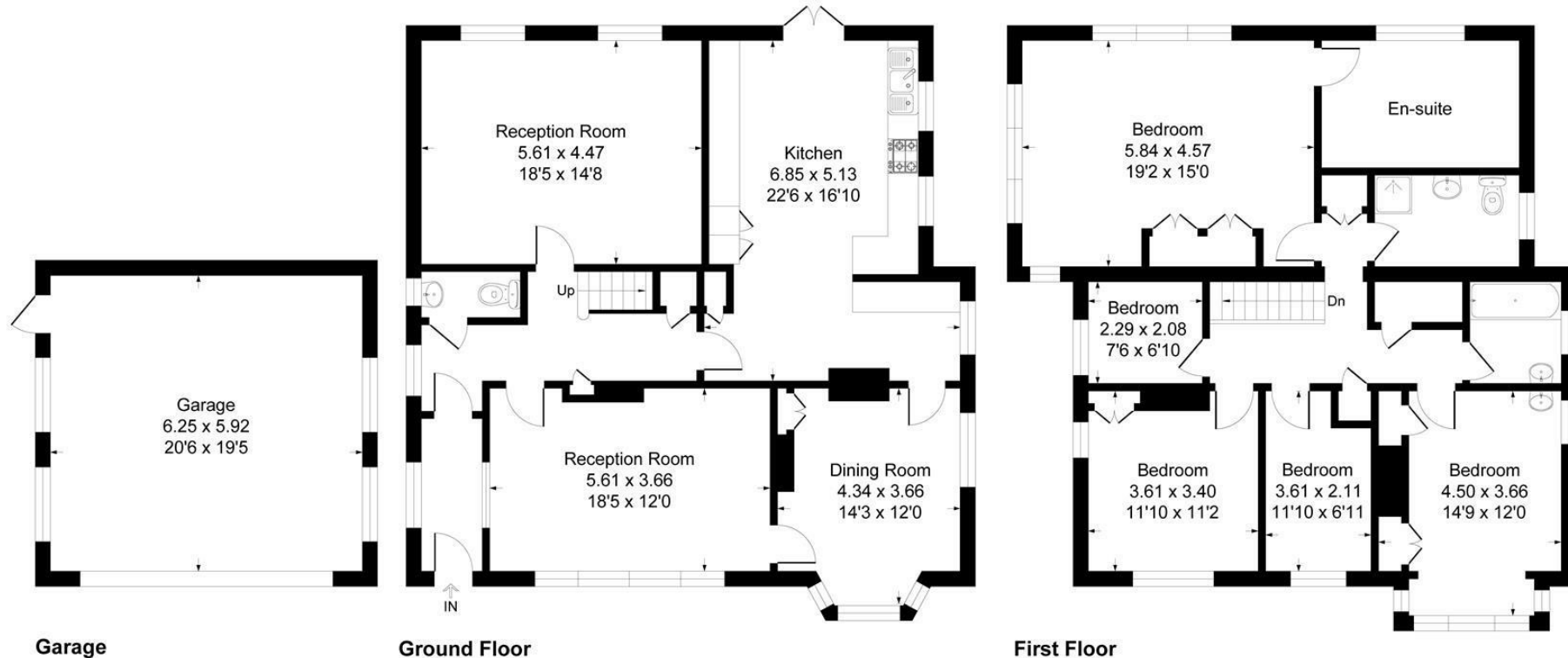


# Yeoman House, Melliker Lane, DA13

Approximate Gross Internal Area 216.5 sq m / 2331 sq ft

Garage = 36.9 sq m / 398 sq ft

Total = 253.4 sq m / 2729 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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Station Approach, Meopham, Kent, DA13 OHP  
T: 01474 814440

meopham@kings-estate-agents.co.uk

kings-estate-agents.co.uk

