



Nurstead Lodge Nurstead Church Lane

Meopham, Kent, DA13 9AD Freehold

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Asking Price £750,000

Located adjacent to Nurstead Church and sited on a generous plot of 0.8 acres is this most attractive Grade II listed lodge. The property is presented in very good order throughout and has the benefit of a detached double garage and office outbuilding. The views over the Kent countryside and beyond are truly stunning.

Overview

- Grade II Listed lodge
- Far reaching views
- Large 0.8 acre plot
- Double garage and storage
- Office outbuilding
- Exclusive location
- Walking distance to rail station
- 3 bedrooms
- Council tax band F
- EPC rated E

Property description

A characterful flint lodge formerly attached to the the Nurstead Court estate offering flexible accommodation, generous grounds and far reaching views all within a short walk of Meopham mainline rail station. The accommodation comprises entrance hall that extends as a walk through passage with full height windows looking over the courtyard to a partially vaulted lounge that has two sets of patio doors onto the gardens and a wood burning stove. There is an additional lounge area that also doubles as a dining room if needed, that accommodates the spiral staircase to the first floor accommodation. The kitchen is comprehensively fitted with oak wall and base units with granite worksurfaces over. There is also a rear hall/boot-room with access on to the garden. There are two ground floor bedrooms both of which are accessed via the lounge area (see floorplan) one of which has an impressive vaulted ceiling. The first floor has a further bedroom and dressing room with restricted head height.

The grounds extend to 0.8 acres and have several areas of patio to enjoy the panoramic views. There is off-road parking via a driveway and a detached double garage with attached store rooms. On site is also a detached outbuilding that has been used as a home office. The garden is well lit with many exterior lights and there is mature conifer screening to the side.



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/M26 motorway networks are both within easy reach as is Meopham mainline rail station with services to Victoria (35mins), Ebbsfleet 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 with 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). There is

also a small selection of shops and a chemist nearby for essentials. Both Camer Country Park and Trosley Country Park are with a short drive.

Viewing arrangements

Strictly by prior appointment with Kings

Directions

From our Meopham office proceed north along the A227 Wrotham Road and after a short distance turn right onto Nurstead Church Lane. The property can be found a short way along on the left. what3words location finder: ///when.palm.into

Property information

EPC Rated E. Mains water and septic tank drainage. Oil central heating. Main electric. Council tax band F. Grade II Listed.



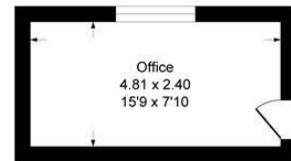
Nurstead Lodge , Nurstead Church Lane, DA13

Approximate Gross Internal Area 104.6 sq m / 1126 sq ft

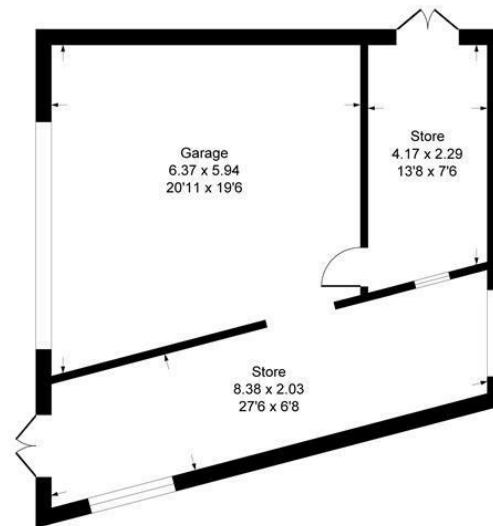
Garage = 33.2 sq m / 357 sq ft

Outbuilding = 42.0 sq m / 453 sq ft

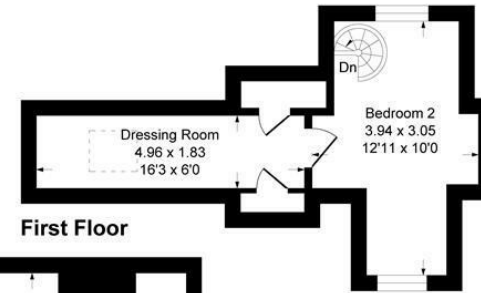
Total = 179.8 sq m / 1936 sq ft



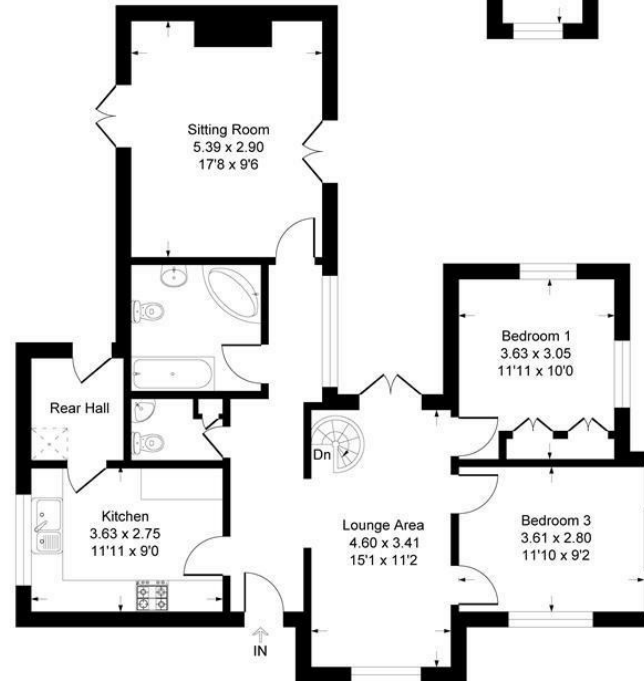
Outbuilding



Garage/Outbuilding



First Floor



Ground Floor

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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