



## West Lodge Farm Wrotham Road

South Street, Meopham, Kent, DA13 0QG Freehold

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Asking Price £1,795,000



A substantial family house, oast and barn conversion sited on a plot of approximately three acres in the village of Meopham. The house offers superb, flexible accommodation in excess of 4,200 sq ft and is located in a convenient but secluded position set back from the road. Its west facing grounds have uninterrupted views of the local countryside. The property also has the benefit of substantial further development potential.

### Overview

- Flexible accommodation
- 4210 sq ft
- 5 Reception rooms
- 6 Separate bedrooms
- Farmhouse kitchen with 4 oven AGA
- Roundel oast rooms
- 4 Bath/shower rooms
- 3 Acre plot
- Far reaching views
- Outbuilding and 4 stable block

### Description

Welcome to this stunning property located in the charming village of Meopham. This impressive house boasts five reception rooms, including a spacious beamed sitting room with huge open fireplace, providing ample space for entertaining guests or simply relaxing with your family. With six spacious bedrooms and five bathrooms, there is plenty of room for everyone to enjoy their own private space. Spanning over 4,210 sq ft, this property offers a perfect blend of elegance and comfort. The large windows flood the rooms with natural light, creating a warm and inviting atmosphere throughout. The well-designed layout ensures a seamless flow between the living spaces. Sited on a mostly level plot of approximately three acres and with the added benefit of a four stable block the property is also ideal for those with equestrian interests or, subject to planning permission, further development.

There is ample parking in the front courtyard adjacent to the stables and double garage. In addition, there is also a covered entrance by the front door that will accommodate two vehicles.





### Agents note

Planning consent for development was granted in 1996. This has been partly undertaken by the current owner. The permission also includes further development to the main house with a corridor linking it to a new long barn structure. The development comprises a circular wine cellar in an existing well, a gym, and an internal swimming pool with adjacent changing and plant rooms. There is also the potential to develop the existing stable block subject to local authority consent.

### 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 (18-19 minutes to St Pancras) is within a short drive and Gatwick can be reached in approximately 40 minutes by car. 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

### Viewing arrangements

Strictly by prior appointment with Kings

### Directions

From our Meopham office proceed approximately 2 miles south along the A227 Wrotham Road and the property is found on the right-hand side 100 yards after passing Meopham Vets. It is located well back from the road and accessed by a private shared driveway.

### Property information

Mains water and drainage, mains electric. Oil fired central heating.

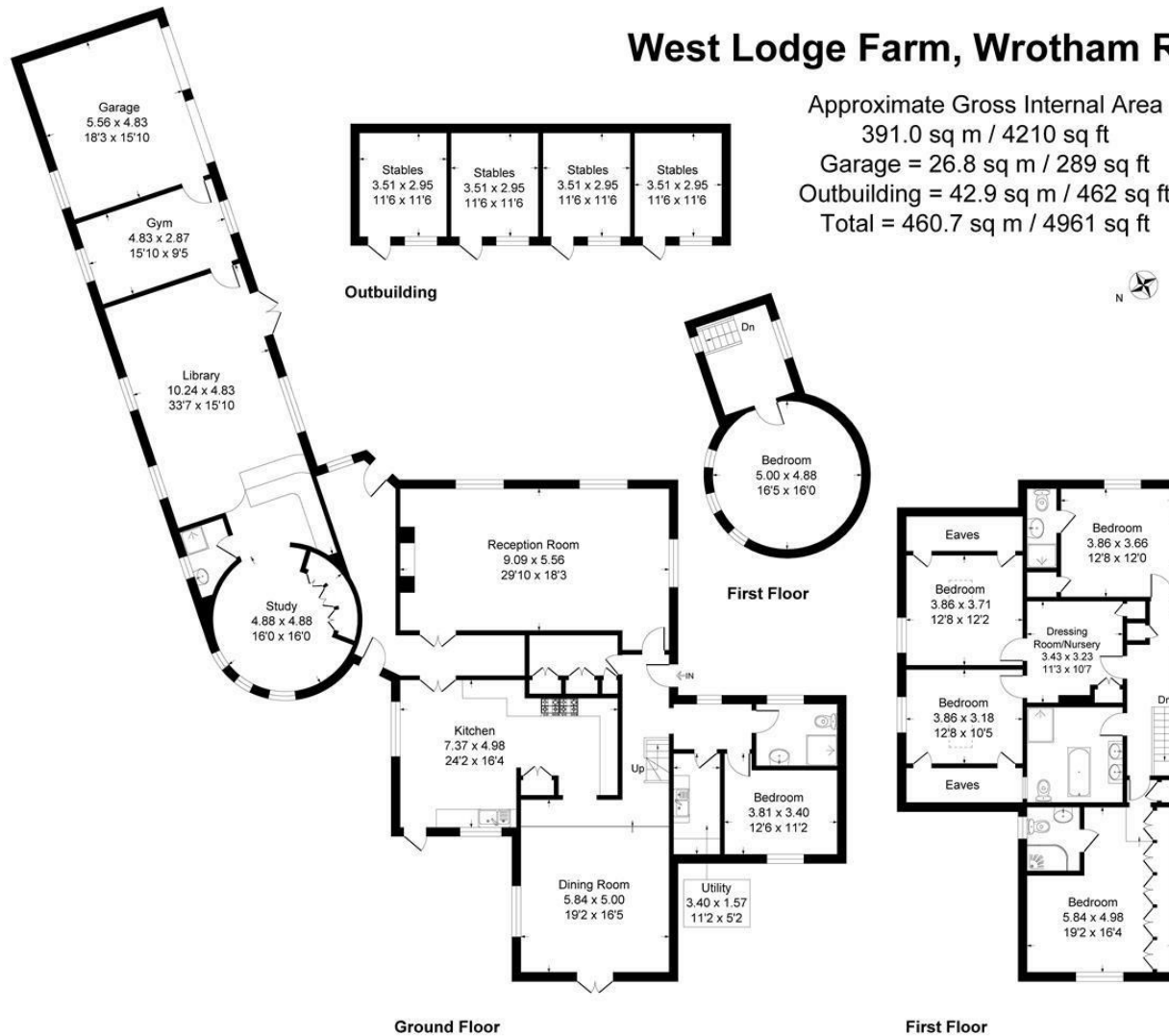




# West Lodge Farm, Wrotham Road, DA13

Approximate Gross Internal Area  
391.0 sq m / 4210 sq ft

Garage = 26.8 sq m / 289 sq ft  
Outbuilding = 42.9 sq m / 462 sq ft  
Total = 460.7 sq m / 4961 sq ft



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