



Guide Price

£560,000

Freehold

3x  2x  2x 

**Heron Hill Lane,
Culverstone, Kent, DA13**

OVER 60?

Secure this property
for up to **59% less!**

Wards
Helping you move forwards

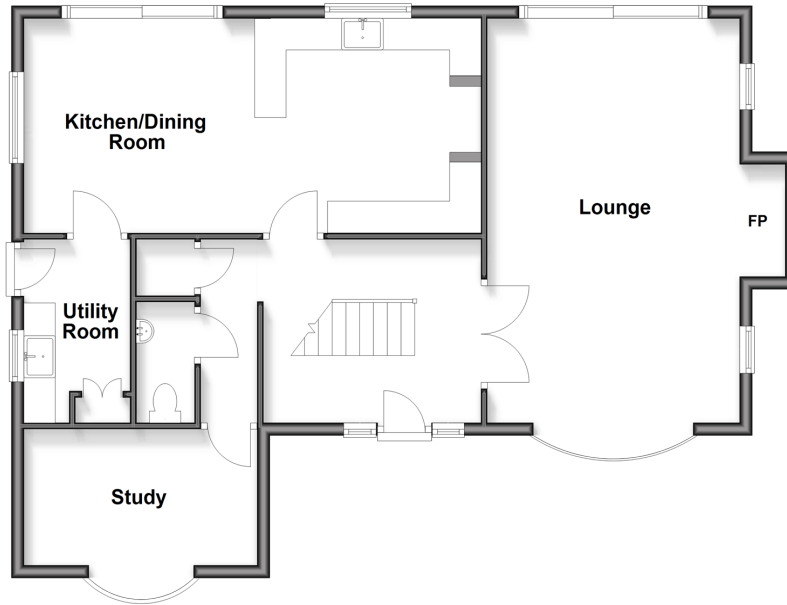
Basement

Approx. 32.1 sq. metres (345.6 sq. feet)



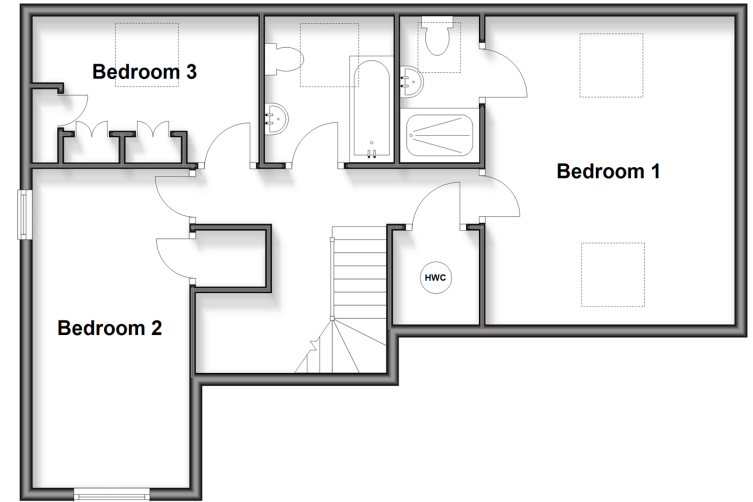
Ground Floor

Approx. 82.9 sq. metres (892.4 sq. feet)



First Floor

Approx. 63.3 sq. metres (681.2 sq. feet)



Accommodation

GROUND FLOOR

Hallway
Cloakroom: 6'2 x 2'9 (1.88m x 0.84m)
Lounge: 21'2 x 12'10 (6.46m x 3.91m)
Study: 11'9 x 6'11 (3.58m x 2.11m)
Kitchen/Dining Room: 23'7 x 10'5 (7.19m x 3.18m)
Utility Room: 9'1 x 5'7 (2.77m x 1.70m)

BASEMENT

Store Room: 16'4 x 12'0 (4.98m x 3.66m)
Workshop: 11'11 x 10'7 (3.63m x 3.23m)

FIRST FLOOR

Landing
Bedroom 1: 15'7 x 13'0 (4.75m x 3.97m)
Ensuite Shower Room: 7'5 x 4'0 (2.26m x 1.22m)
Bedroom 2: 16'5 x 10'2 (5.01m x 3.10m)
Bedroom 3: 11'10 x 7'5 (3.61m x 2.26m)
Bathroom: 7'5 x 6'10 (2.26m x 2.08m)

OUTSIDE

Gated Driveway
Double Garage
Front Garden
Rear Garden



Main features

- Private gated entrance with a driveway for multiple cars
- Carpeted basement with serviceable workshop and store room
- Beautiful landscaped garden to the rear
- Short drive to Meopham Station with links to London Victoria
- Semi rural location providing a secluded, private and tranquil setting



Nearest Schools

Primary Schools: Culverstone Green Primary 0.6 miles, Vigo Village School 1.1 miles, Meopham Community Primary 1.9 miles
Secondary Schools: Meopham School 1.5 miles, Helen Allison School 1.9 miles, Grange Park School 3.8 miles



Transport Information

Train Stations: Sole Street 2.6 miles, Meopham 2.6 miles, Halling 3.8 miles



Address

Heron Hill Lane, Culverstone, Kent, DA13



Directions

For directions to this property please contact us.



Call Meopham Branch 01474 813100 ■ wardsofkent.co.uk



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease.



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