



CW B
Property Sales, Lettings and
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Brook Lane, ME6

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4 Bedroom Bungalow for Sale
Guide price £750,000



Step outside and prepare to be dazzled!

The large garden/outdoor living area has been lovingly created and will make you feel like you have just stepped into a villa on the med! The outdoor kitchen has a barbeque, 2 smokers and a pizza oven and the al fresco dining area will have you planning and hosting year-round parties.

The self-contained guest house/spa houses a 4-person hot tub, a large sauna, shower, toilet and changing room. The current owners use this building as a games room but equally, it would make a great guest suite or gym.



Inside this incredible “smart” 4 bedroomed house you will discover a harvesting water system, Wifi heating, an electric car charging point and downstairs underfloor heating!

The well-appointed kitchen holds modern and high-end appliances and elegant flooring throughout the property adds a chic and sophisticated vibe throughout, the open plan living area has a unique 'Night Sky' designed with individual LED strands.

The three upstairs bedrooms all boast space for double beds and all the furniture a growing family requires and the large bathroom is wonderfully laid out with a corner bath and a bidet.

With office spaces, a hidden laundry room, bike storage a secret tunnel connecting 2 of the bedrooms AND a wine cellar just waiting to be stocked, there really is something to discover at every turn.





Nestled at the end of one of the area's most sought-after and beautiful lanes is this amazing 9-year-old property with bags of character, quirks and potential.

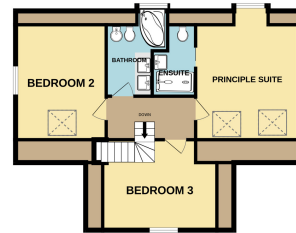
This family home will have you dreaming of long summer evenings eating al fresco and luxury winter nights in your personal spa complete with a jacuzzi and sauna!

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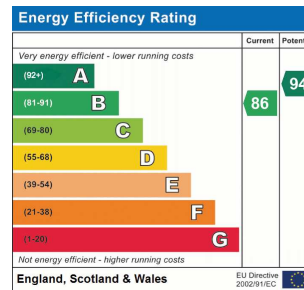
GROUND FLOOR
1780 sq.ft. (165.4 sq.m.) approx.



1ST FLOOR
725 sq.ft. (67.4 sq.m.) approx.



TOTAL FLOOR AREA - 2505 sq.ft. (232.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Address: 64 Brook Lane, ME6

Important Notice

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars.

If any points are particularly relevant to your interest in the property please ask for further information.

We have not tested any services, appliances, equipment or facilities, and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

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All descriptions, dimensions, areas and necessary permissions for use and occupation and other details are given in good faith but any intending purchaser must satisfy themselves by inspection or further detailed request.

The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer or a contract and neither the agents nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.



CWB Property Sales comply with the Money Laundering Regulations 2017 and in the event that we have any suspicion of money laundering on any property then we are required to make the appropriate disclosure report to HMRC.

Snodland is located close to the North Downs in an area of outstanding Natural Beauty benefiting from fabulous walks in all directions from the village. Holly Hill is one of the highest points in Kent with views across to Canary Wharf, head towards Leybourne for walks around the lakes or enjoy riverside walks along the river Medway. Transport links are excellent with the M20 and M2 for easy access to the M25. Rail connections are provided at the nearby Snodland railway station with a fast service into London. There is a choice of 'Ofsted Good' rated primary schools, nurseries and Secondary all within walking distance. Within the village, you'll find a wide choice of shops and amenities such as local bakers, convenience stores, a pet shop, hairdressers, vets, cafes and restaurants to name a few. The community sports centre is again within walking distance offering a range of clubs and activities and a diving school in nearby Holborough Lakes.

For those who like shopping Bluewater is just over 20 minutes via car, whilst both the historic towns of West Malling and Rochester can be reached within 15 minutes by car, providing the services you would expect from significant towns as well as offering several restaurants, pubs and places of interest.

CWB Property -
Snodland

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