



Ibbett Mosely

Beam End Horns Oak Road, Meopham,
DA13 0BX



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Rarely available to the market is this self built detached family home being sold for the first time since being built in 1959.

A greatly extended home that has served the family well and now offers great flexibility in layout with up to FIVE BEDROOMS, THREE BATHROOMS, THREE RECEPTION ROOMS, DOUBLE GARAGE, IN / OUT DRIVE, FABULOUS GARDEN and SEPARATE PADDOCK, close to an acre in size.

Guide Price £800,000

- NO ONWARD CHAIN
- Attached Annexe
- Large Garden
- Desirable Rural Location
- Flexible Accommodation
- Conservatory
- Separate Paddock & Small Barn
- Double Garage & In / Out Drive
- EPC rating E



To be sold with NO ONWARD CHAIN is this flexible family home situated in a popular but well connected rural location.

Offering over 2700 sq ft of accommodation over two floors with the addition of an annexe style extension to one side the house will offer a great solution to those looking for multi generation occupation. Alternatively it could serve with great functionality as work from home spaces, playrooms and hobby spaces.

In addition to the great home and its potential the property also offers a very nicely sized garden plus a paddock to the rear, with separate access approaching an acre.

Description

Approached down a rural lane amongst other properties of similar type and entered by an in / out driveway this property offers a welcoming face with its eye brow dormer window, separate annexe

entrance and double garage doors.

On entering the home a large hallway sets the tone for the space on offer with dog leg stairs to the first floor. The property is highly flexible in its uses of space and to the right of the hallway is a room that could be used as a study or bedroom for the annexe extension to this side. Double glazed lead light windows feel exactly right for this mid century home built in 1959. To the other side of this room is the separate annexe entrance to the front and a further large room that could be used as a lounge or bedroom linking to the rear a kitchenette and bathroom. This was extended and used by an older member of the family and offers a great opportunity for multi generational living.

A large reception room lays to the rear right hand side of the hallway, a very sizeable room with feature fireplace and double doors leading into a conservatory overlooking the garden. Next along the hallway is a good sized kitchen with wood burning



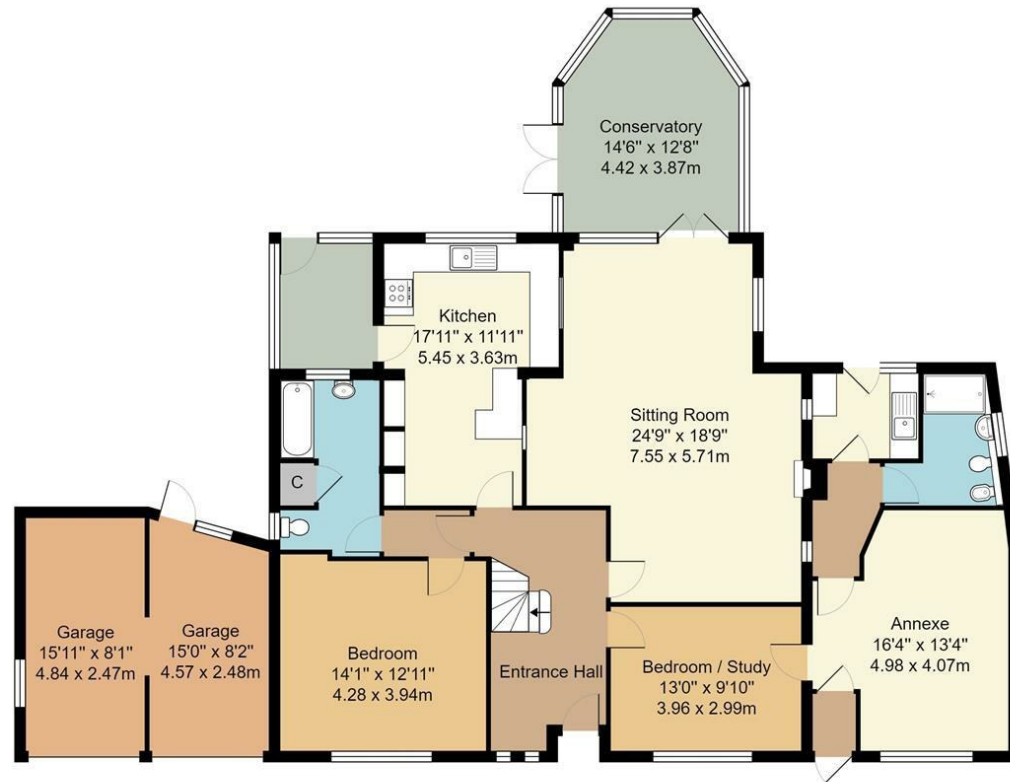
stove that would likely benefit from modernising as would the bathrooms in this home. This could also be opened up to the utility room that sits to its side and offers access to the garden. A downstairs bathroom and further bedroom or reception finishes off the sizeable downstairs accommodation.

Upstairs there are three further double bedrooms and a central bathroom to serve them. All the bedrooms run off a central landing and are bright rooms with double aspect windows. Eves storage is provided through out the upstairs.

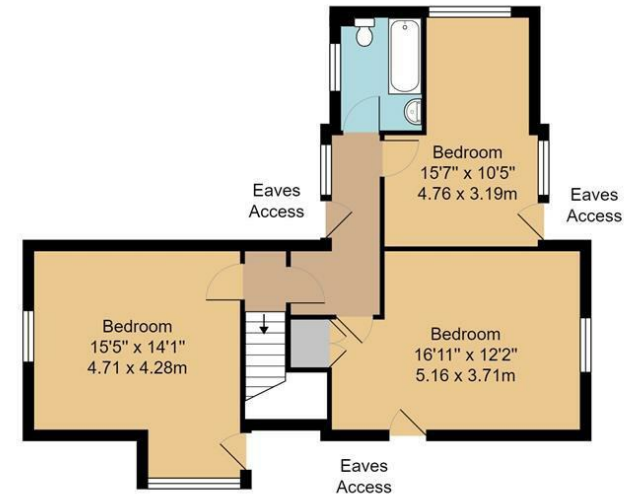
To the rear is a wonderfully sized family garden with mature trees, borders and lawn running from a large patio area. Access to the double garage and storage sheds from the garden give plenty of scope for remodelling the garden to suit your needs. At the end of the garden is a five bar gate that leads into a wonderful addition of a separate paddock of nearly an acre in size. A small barn like structure sits on this land which has separate legal access via a gate to the corner. A fantastic addition to those looking to house a pony, or just enjoy the space it gives.

To the front of the house the property has an in / out drive with two gated entrance points and separate parking including a double garage.





Ground Floor



First Floor

Approx. Gross Internal Area
2751 sq. ft / 255.6 sq. m
(Incl. Garage)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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Borough Green 01732 882266

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