



1 Coutts Avenue

Shorne, DA12 3HJ Freehold



Asking Price £650,000

A large detached house located on the periphery of Shorne Village offering four bedrooms and two bath/shower rooms. The property has been extended and offers spacious living accommodation with lounge, dining room kitchen-diner and conservatory. Ample off road parking and double garage. Offered to the market for the first time and with the benefit of no onward chain.

Overview

- Detached four bedroom house
- Two reception rooms and conservatory
- Fitted kitchen-diner
- Double garage and driveway
- Two bath/shower rooms
- Solar panels and Energy rated C
- Extended accommodation
- No onward chain
- Spacious hallway and landing



Property description

The accommodation of this spacious family home comprises an entrance porch and entrance hall with a downstairs cloakroom/WC. The main reception room is dual aspect with a window to the front and sliding doors onto the conservatory that runs the full width of the property and is also accessed via the kitchen. There is another reception room which is also dual aspect and can serve as a separate dining room or ground floor bedroom if required. The kitchen-dining room is fitted with a matching range of modern wall and base units and there is space for freestanding appliances. The first floor landing is well proportioned and gives access to four separate bedrooms, the largest of which has an en-suite bathroom. A family shower room completes the accommodation.

The property is sited on a corner plot and as such has gardens to front and both sides. Adjacent to the house is the former garage that is now used as a garden store. There is a detached double garage with parking in front for three vehicles.



Location

The village of Shorne is sited north of Cobham on the outskirts of Gravesend and benefits from many local amenities and excellent transportation links, particularly access to the A2/M2. The M20/M25 motorway networks are within easy reach as is Higham mainline station with fast services to St Pancras via Ebbsfleet, Meopham mainline rail station has regular services to Victoria (35mins) and Gravesend Station with fast services to St Pancras, Charing Cross and Cannon Street. Gatwick can be reached in approximately 60 minutes by car. There is a local primary school and secondary schools are found in neighbouring villages with grammar schools at nearby Gravesend and Rochester as well as private schooling at Gads Hill, Kings School and Cobham Hall. Local shops are found in the village

(a short walk) with comprehensive shopping facilities found at Gravesend, Northfleet and Bluewater at Greenhithe (15 mins)

Viewing arrangements

Strictly by prior appointment with Kings

Directions

From our Meopham office proceed south along the A227 Wrotham road and take the first turning on the left into Norwood Lane. Continue and turn left at the T-junction heading towards Cobham. Pass through the village of Sole Street and turn right at the next T-junction and pass through the village of Cobham. Upon reaching the mini roundabout turn left heading towards the A2 and follow the signs for

Shorne. Upon reaching the next roundabout turn right to continue following the signs for Canterbury A2 & Shorne and then take the first turning on the left into Woodlands Lane. Follow until reaching the junction with Tanyard Hill and turn left heading into Shorne village. Proceed through the village until you reach the junction with Gravesend Road. Proceed over the crossing into Green Farm Lane and Coutts Avenue is the first turning on the right. The property is found immediately on the left.

what3words location finder: [///retail.stay.recall](https://www.what3words.com/retail.stay.recall)

Property information

Mains gas, electric, water and drainage. Solar panels. Energy rated C Gravesham. Council tax band F



Coutts Avenue, Shorne, Shorne, Gravesend, Kent, DA12

Approximate Gross Internal Area = 162.2 sq m / 1746 sq ft
Outbuilding = 11.3 sq m / 122 sq ft
Garage = 27.5 sq m / 296 sq ft
Total = 201.0 sq m / 2164 sq ft



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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