



Price
£775,000

Freehold

5x  2x  3x 

**Istead Rise, Meopham,
Kent, DA13**

OVER 60?

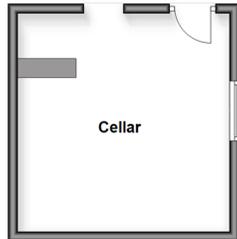
Secure this property
for up to **59% less!**

Wards
Helping you move forwards

Ground Floor
Approx. 162.5 sq. metres (1749.0 sq. feet)



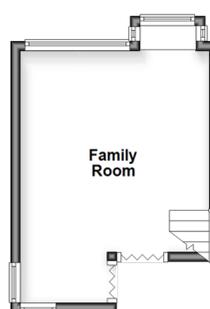
Lower Ground Floor
Approx. 20.2 sq. metres (217.3 sq. feet)



First Floor
Approx. 21.7 sq. metres (233.5 sq. feet)



Second Floor
Approx. 19.2 sq. metres (206.3 sq. feet)



Accommodation

GROUND FLOOR

Lounge/Diner: (L-shaped) 26'9 x 23'2 (8.16m x 7.07m) plus 11'0 x 10'5 (3.36m x 3.18m)

Kitchen: 13'9 x 13'0 (4.19m x 3.97m)

Breakfast Room: 11'10 x 10'5 (3.61m x 3.18m)

Hallway

Bathroom: 11'10 x 7'9 (3.61m x 2.36m)

Bedroom 1: 17'8 x 16'0 (5.39m x 4.88m)

Ensuite Shower Room: 7'6 x 6'0 (2.29m x 1.83m)

Bedroom 2: 11'11 x 11'10 (3.63m x 3.61m)

Bedroom 3: 10'11 x 9'3 (3.33m x 2.82m)

Bedroom 4: 9'5 x 7'2 (2.87m x 2.19m)

Bedroom 5: 10'2 x 6'4 (3.10m x 1.93m)

LOWER GROUND FLOOR

Cellar: 15'1 x 14'5 (4.60m x 4.40m)

FIRST FLOOR

Dining Room: 17'2 x 12'11 (5.24m x 3.94m)

Balcony

SECOND FLOOR

Family Room: 15'8 x 14'5 (4.78m x 4.40m)

OUTSIDE

Gated Entrance

Driveway

Garage

Front Garden

Rear Garden



Main features

- Offered with no onward chain
- Set within an impressive, private plot with a gated entrance
- Detached garage and generous driveway for multiple vehicles
- Opportunity to create a bespoke residence (subject to consents)
- Close to shops and amenities



Nearest Schools

Primary Schools: Istead Rise Primary 0.3 miles, Shears Green Junior School 1.2 miles, Kings Farm Primary 1.2 miles, The Ifield School 1.2 miles, Saint George's C of E School 1.5 miles, Northfleet School for Girls 1.6 miles, Northfleet Technology College 1.9 miles



Transport Information

Train Stations: Meopham 1.4 miles, Sole Street 1.9 miles, Longfield 2.3 miles



Address

Istead Rise, Meopham, Kent, DA13



Directions

For directions to this property please contact us.



Wards
Helping you move forwards

Call Meopham Branch 01474 813100 ■ wardsof Kent.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 59% less, by purchasing a Lifetime Lease

EPC RATING

CURRENT:	POTENTIAL:
E(45)	D(64)

13322712/20260128/SB/KD