



50, Godden Road, Snodland, ME6 5HG  
GUIDE PRICE £475,000 - £485,000

## About this property.....

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Extended Family Home with Versatile Annexe Potential

This substantially extended home offers outstanding flexibility, making it ideal for multi-generational living or buyers seeking annexe potential.

The accommodation opens with a porch leading into a welcoming entrance hall, which flows through to a sociable open-plan kitchen/dining room featuring bi-folding doors opening onto the rear garden — perfect for modern family living and entertaining. A separate living room provides a cosy and comfortable retreat.

To the ground floor there is also a potential annexe area, currently arranged with its own kitchen, cloakroom and living room with French doors opening onto the garden. Upstairs, the first floor presently provides five well-proportioned bedrooms and two bathrooms. Subject to any necessary consents, there is scope to install a staircase into the extended section, allowing the property to be reconfigured into a self-contained two-bedroom, two-storey annexe alongside a three-bedroom adjoining family home.

Outside, a block-paved driveway offers off-road parking for up to four vehicles, while the rear garden enjoys a sunny south-easterly aspect.

Further benefits include gas central heating via a combination boiler and solar PV panels with a feed-in tariff.

A fantastic opportunity for families looking for generous space, flexibility and future potential for in-laws or grown up kids— all under one roof.

## Situation.....

The property is ideally located within the popular Kent town of Snodland, set along the picturesque River Medway and surrounded by attractive countryside. The area offers an excellent balance of outdoor lifestyle and everyday convenience, making it particularly appealing to families and commuters.

For outdoor enthusiasts, Leybourne Lakes Country Park is nearby, extending to approximately 250 acres and offering a wide range of leisure activities including open water swimming, scuba diving, kayaking, windsurfing, and scenic walking routes. There are also numerous public footpaths through neighbouring farmland and woodland, ideal for walking, running, and cycling.

The property is particularly well placed for families, with Snodland Church of England Primary School just 0.1 miles away (approximately a 2-minute walk), rated Good by Ofsted in 2022. St Katherine's Primary School is also within easy reach, located just 0.3 miles away (approximately an 8-minute walk), rated Good with Outstanding elements in 2024.

Snodland railway station is conveniently located approximately 1 mile from the property (around a 5-minute drive), offering regular services to London St Pancras with journey times of approximately 43 minutes, making the location ideal for commuters. Ebbsfleet International is also easily accessible, providing high-speed services into central London in as little as 19 minutes.

The area benefits from excellent road connections, with Junction 4 of the M20 and Junction 2 of the M2 both easily accessible, providing convenient links to London, Bluewater Shopping Centre, the Kent coast, and surrounding areas.

Snodland remains a highly desirable location due to its strong community feel, excellent local schooling, convenient transport connections, and immediate access to both countryside and modern amenities.











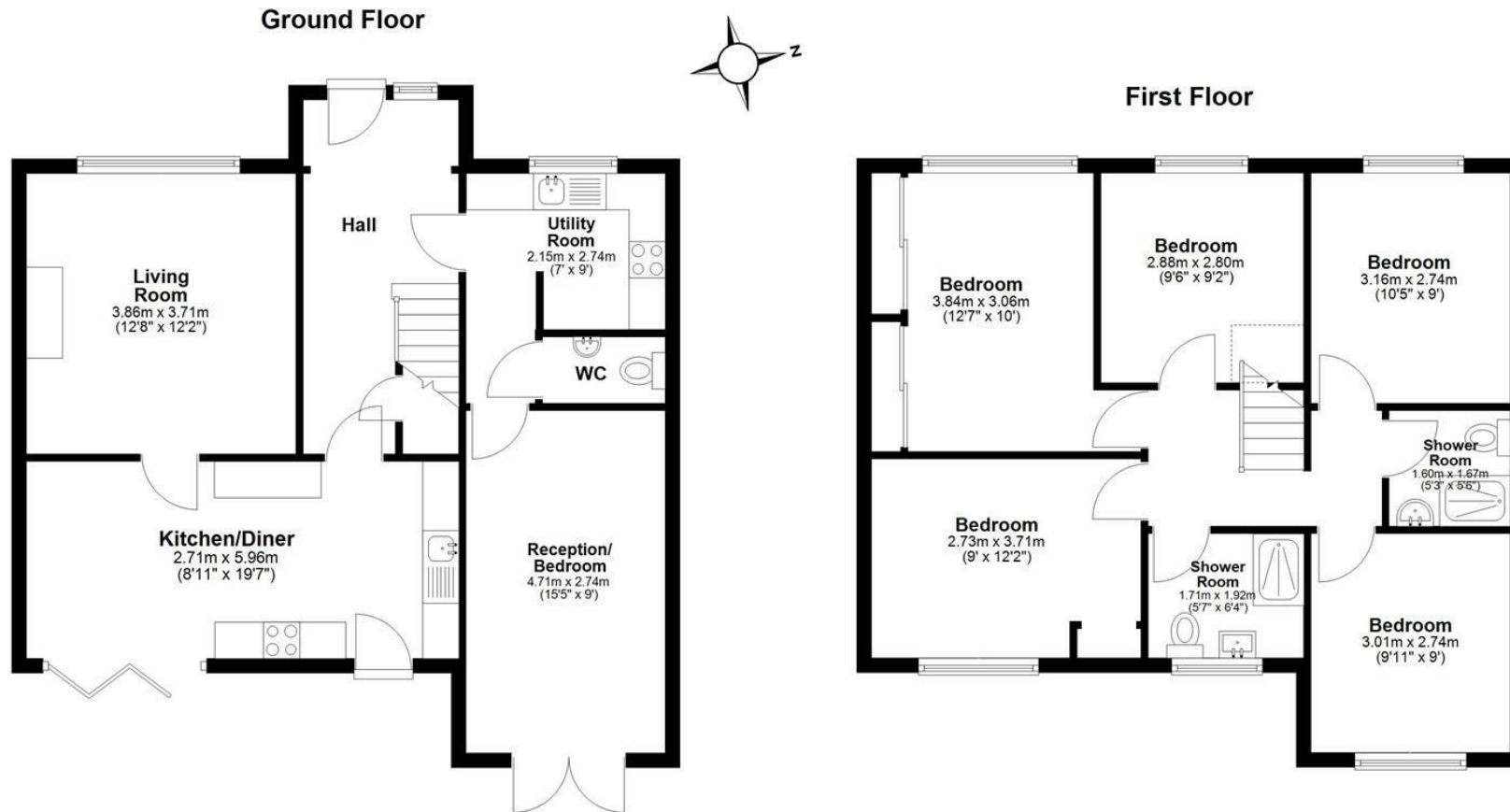
## What the owner says.....

We've loved every minute of living here and think this house has something special to offer anyone who moves in. The location has been perfect for us – great for commuting into London by train and close to M20 and A2/M2 motorways. We are very close to local schools and a variety of shops. We are in a lovely quiet road and very nice neighbours. One of our favourite things about the house is the bi-fold doors, which are amazing in the summer months for bringing the outside and inside together. It's been the perfect space for hosting friends and family. It is a short walk to Leybourne lakes which is amazing to walk around and listen and see nature. We've poured a lot of love into this house and have so many happy memories over the last 43 years, and we really hope the next owners enjoy it as much as we have.





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Total area: approx. 126.7 sq. metres (1363.4 sq. feet)

Agents Notes

Floor plans produced for illustrative purposes only. The position and sizes of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. These particulars are produced for information only and do not form part of any contract. The agent has not had sight of any title documents. Fixtures, fittings and services not tested.





