



## Orchard Cottage Round Street

Cobham, Gravesend, DA13 9AY Freehold

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Offers In Excess Of £899,000



A semi-detached character home located in semi-rural lane on the outskirts of Sole Street village and sited on a substantial and level 2.5 acre plot. The property has three-four bedrooms, bathroom and ensuite and three reception areas. The garden outbuildings are very versatile and currently provide a gym and home office.

### Overview

- Three/four bedroom cottage
- Substantial 2.5 acre plot
- Bathroom and large en-suite
- Converted stable to home office and bar
- Barn style gym
- Semi-rural village location
- Master bedroom with large en-suite
- Two reception rooms and dining area
- Kitchen and utility room
- Detached garage

### Property description

The accommodation of this unique family home comprises an entrance porch with downstairs WC and access onto the inner hallway with stairs to the first floor and an attractive herringbone floor. The main reception sitting room features a wood burning stove with cupboards and shelves fitted to the alcoves. The family room is a bright dual aspect room with patio doors to the side and large bay window overlooking the garden. The kitchen is fitted with bespoke wall and base units under wood/tied worktops with several appliances to remain. A separate utility room has plumbing for further appliances and useful pantry style cupboard gives additional storage. The dining area adjacent to the kitchen has bi-fold doors looking over the garden patio. A ground floor bedroom completes the downstairs accommodation. There are three bedrooms on the first floor including a master that has fitted wardrobes and a large en-suite with roll-top bath, double width shower, basin and WC. There is also a family bathroom.





The property is entered via a shingle driveway providing off-road parking and access to the detached garage that has electric supply. The overall plot is approximately 2.5 acres and is made up of formal gardens of 0.4 acres adjacent to the rear and side elevations featuring a large patio, decking patio, several fruit trees and conifer screening. There is a large paddock (1.76 acres) accessed via a five bar gate that may suit those with equestrian interests and an additional side garden of 0.32 acres with its own access gated from the road. Sited within the side garden is a barn style gym that has multiple applications and a home office/entertaining area with a lounge and bar.

#### Location

The village of Sole Street is located between the historic villages of Cobham and Meopham a short distance from the A227 and benefits from many local amenities and excellent transportation links. The A2/M2 and M20/25 motorway networks are both within easy reach as is Sole Street mainline rail station with services to Victoria. Ebbsfleet station is within a short drive and Gatwick can be reached in approximately 40 minutes. There are several local primary and secondary schools in Meopham and the neighbouring villages with grammar schools at nearby Gravesend and Dartford. A local convenience store is found along the road with more local shops found at Meopham Parade. Comprehensive shopping facilities found at Waitrose in Longfield, Morrisons in Northfleet and Bluewater at Greenhithe (10 mins).

#### Viewing arrangements

Strictly by prior appoint with Kings

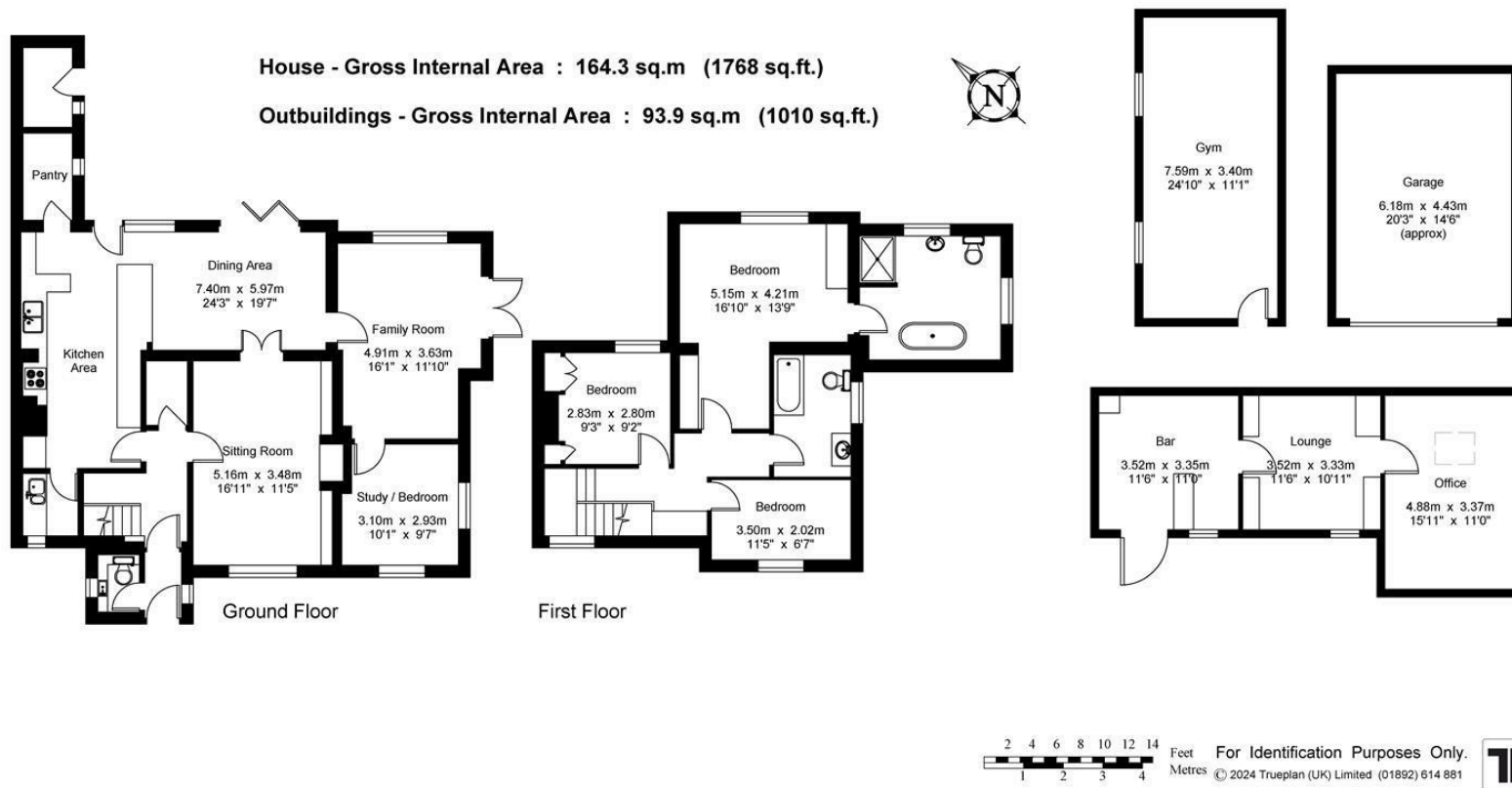
#### Directions

From our Meopham office proceed north along the A227 Wrotham Road taking the first turning on the right into Nurstead Lane, which in turn becomes Whitepost Lane (Sole Street). Continue to the junction with Round Street and turn left. Orchard Cottage can be found approximately half a mile along on the right hand side. [what3words location finder](#)/// buzz.stroke.bright

#### Property information

Mains gas, electric, water and drainage. EPC rated D. Council tax band E





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Station Approach, Meopham, Kent, DA13 0HP  
 T: 01474 814440

meopham@kings-estate-agents.co.uk

kings-estate-agents.co.uk

