



The Pippins, Meopham, Gravesend, Kent, DA13

Guide Price: £600,000

Freehold

The Pippins, Meopham, Gravesend, Kent, DA13

*** GUIDE PRICE £600,000 - £650,000 ***

Fully refurbished and finished to exacting standards throughout is this four bedroom, detached family home, located on a sought after Estate within the village of Meopham.

Offered to market with NO FORWARD CHAIN!

The transformation of this beautiful home included the construction of a stunning orangery to the rear, a garage conversion (to create a fourth bedroom / home office downstairs), upgraded heating and electrics, a new kitchen, new bathrooms, newly installed air conditioning and a completely re-landscaped rear garden with garden-room / office.

The property offers a practical frontage, with a block-paved driveway large enough to accommodate 2-3 vehicles, and a section of artificial lawn. Downstairs, the home offers an entrance hallway, and a bright, spacious living room. To the rear, the orangery has helped create a large, open-plan kitchen-living-dining arrangement featuring fitted kitchen, integrated appliances, dining island, and a large living space with glass roof. A side door from the end of the kitchen leads to the side access and rear garden. A downstairs cloakroom/WC and the converted garage, now utilised as a home office, complete the accommodation on this floor.

Upstairs, the home has been reconfigured from its original build-layout. It offers two double bedrooms with generous proportions. The master bedroom features built-in wardrobes, a dressing area, and a stylish en-suite bathroom. The second bedroom also features built-in wardrobes, whilst the third is a smaller single, currently used as a children's nursery. Another contemporary shower-room completes the accommodation, with large walk-in shower, WC and wash-hand basin.

Externally, the re-landscaped garden features a patio which wraps around the home, and down to the two side access gates. The remainder is laid with artificial lawn, plus raised beds with white pebbles and plants - a perfect space to entertain in, and for those who don't have time for maintenance. Further benefits include new fencing and a garden room which could be used as an office, a gym, or a children's games room.

The sought after village of Meopham offers a parade of shops including a Tesco Express for convenience, a popular Café, a post office, medical centre and reputable primary (outstanding) and secondary schools. There are a number of local pubs, and the popular Bartellas Restaurant is also within walking distance from this property.

Nearby train stations include Meopham and Longfield, both offering direct services to London Victoria, whilst there is a bus service offering direct services to Bluewater, Gravesend and Sevenoaks. Meopham train station is just a 10-15 minute walk from the property.

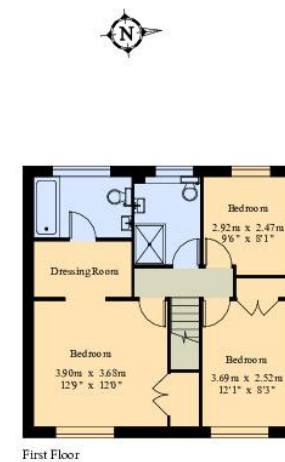
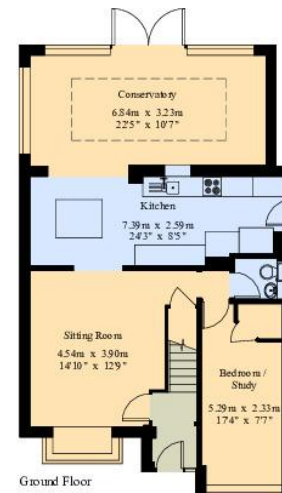
Road links to the A2, M25, M2, M20 are fantastic, whilst the nearby Ebbsfleet International is within a short drive, for those who may require a High-Speed link to London.

This home must be seen to be appreciated. Enquire now to book your viewing slot

Tenure: Freehold
Council Tax Band: E

The Pippins

House - Gross Internal Area : 139.5 sq.m (1501 sq.ft.)
Outbuilding - Gross Internal Area : 11.5 sq.m (123sq.ft.)



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| Energy Efficiency Rating | | |
|---|----------------------------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 84 |
| (69-80) C | 74 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC |  |

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

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