



The Street, Cobham, Gravesend, Kent, DA12

Guide Price: £450,000

Freehold

The Street, Cobham, Gravesend, Kent, DA12

*** GUIDE PRICE £450,000 - £475,000 ***

Rare to market and offered with the benefit of NO FORWARD CHAIN is this immaculate, three bedroom semi-detached home.

The Street is in the heart of Cobham village, and the sought after location provides a fantastic community feel - the dream for someone looking to experience "Village Life", in a location that is still fantastically well connected.

Substantially improved during the existing owner's tenure, the well-maintained property offers a tasteful finish throughout.

Set across three floors (to include the cellar) and boasting over 1000sqft of accommodation, the property comprises:

Ground floor: A spacious through lounge-diner, with feature log-burner, high ceilings, plenty of natural light and stunning wooden flooring. A separate, downstairs toilet for convenience, with the benefit of a storage/pantry cupboard, within. To the rear, you'll find a characterful, cottage-style kitchen, with exposed beams and a stable-door to the rear garden.

First floor: Here, there is a master bedroom which offers generous proportions, and two sets of wardrobes either side of the chimney breast. Bedroom two is a slightly smaller guest double, and the third a large single; currently used as both a bedroom and home office space. Completing the upstairs accommodation is a family-sized bathroom which features a striking blue tile, digital shower-above-bath, toilet, wash/hand basin and a recessed mirror. There is also a skylight to the landing allowing yet more natural light.

Cellar: This versatile space is primarily for storage, but could make a fantastic wine-cellar for the wine enthusiasts! Subject to some tanking and decorative works, it could also be used as another home office or studio space.

Further benefits include a loft space for storage, plus double and secondary glazing. There is efficient Adax electric thermostat-controlled heating in every room, centrally managed through WiFi.

Externally, there is a mature and well-established, South-facing rear garden. This is set across two tiers and includes a patio, with a retaining brick wall and steps up to the second tier, which is a well-planted, private space. Here, there is a gravelled area which is a lovely spot in which to enjoy a morning coffee, or an evening drink. There is a lovely brick and flint finished wall which further encloses the space, to the very rear.

The village of Cobham and Sole Street really do have it all. There are a number of fabulous pubs (including two immediately opposite) serving delicious food and drink, and with popular beer gardens. There village church is within view from the rear of the property and there are country parks nearby including Jeskyns and Camer, with beautiful woodlands. The village borders the Silverhand Estate vineyards, and there are a variety of National Trust properties within reach.

The nearest train station is in the neighbouring Sole Street, with this offering direct access to London Victoria. For a more frequent service, the village of Meopham offers an alternative. Here, in Meopham, there is a wider selection of shops for convenience, including those at Camer Parade, within which there is a Tesco Express, a popular breakfast café and a number of takeaway or dine-in eateries.

For those requiring a High Speed link, both Gravesend and Ebbsfleet International provide High-speed services to Stratford International and St Pancras International (Kings Cross).

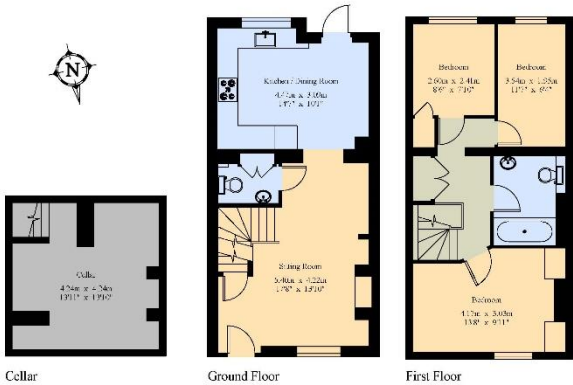
Road links to the A2, M25, M2 and M20 are fantastic, with Bluewater Shopping Centre, Rochester & Cobham Golf Club and Gravesend Town Centre all within easy reach, for a wider selection of retail and leisure facilities.

For those with children, the popular, "Outstanding" Cobham Primary school is within walking distance, whilst Meopham and Gravesend offer a good selection for secondaries.

Tenure: Freehold
Council Tax Band: E

Enquire now to book your viewing slot

The Street
Gross Internal Area : 100.1 sq.m (1077 sq.ft.)



2 4 6 8 10 Feet
1 2 3 Meters For Identification Purposes Only.
© 2023 Trippac Global Limited 0930721031001











Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E		
21-38	F	35 F	
1-20	G		

Dan Thomas & Co

Dan Thomas & Co
8A Station Road
Longfield
Kent
DA3 7QD

T: 01474 636300
E: info@danthomasandco.co.uk
www.danthomasandco.co.uk

Dan Thomas & Co Ltd. Registered in England and Wales - 12734131
Registered Office: 8A Station Road, Longfield, Kent, DA3 7QD

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.