



Price
£350,000

Freehold

2x  1x  1x 

**Melliker Cottages,
Melliker Lane, Meopham,
Kent, DA13**

OVER 60?

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

Wards
Helping you move forwards



Main features

- Charming cottage-style home featuring a beautiful log burner
- Beautifully secluded rear garden
- Detached summer house with power, ideal as office or hobby room
- Close to amenities and train station
- Immaculately presented throughout with no work required

Accommodation

GROUND FLOOR

Lounge: 12'9 x 9'11 (3.89m x 3.02m)
 Kitchen: 12'11 x 8'4 (3.94m x 2.54m)
 Bathroom: 7'3 x 5'8 (2.21m x 1.73m)
 Utility Area: 7'3 x 2'10 (2.21m x 0.86m)

FIRST FLOOR

Landing
 Bedroom 1: 13'0 x 10'1 (3.97m x 3.08m)
 Bedroom 2: 13'0 x 8'2 (3.97m x 2.49m)

OUTBUILDING

Summer House: 9'6 x 7'7 (2.90m x 2.31m)

OUTSIDE

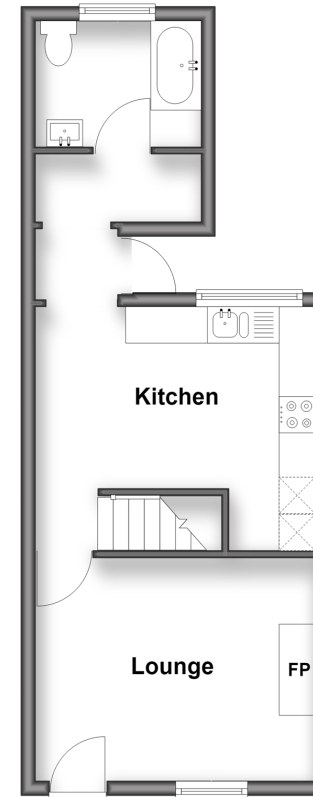
Front Garden
 Rear Garden
 Resident Parking Permit

Call Meopham - 01474 813100 ■ wardsofkent.co.uk

- If buying to rent, please check if Local Authority licensing schemes apply before proceeding
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease

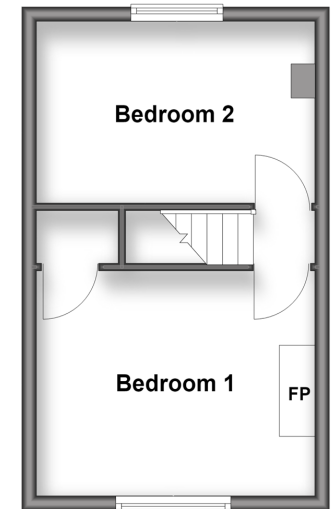
Ground Floor

Approx. 33.0 sq. metres (355.6 sq. feet)



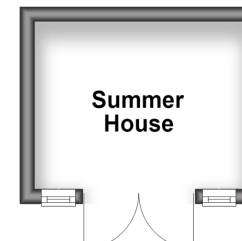
First Floor

Approx. 25.3 sq. metres (272.8 sq. feet)



Outbuilding

Approx. 6.7 sq. metres (72.1 sq. feet)



9010JZNO/20260805/SB/KD