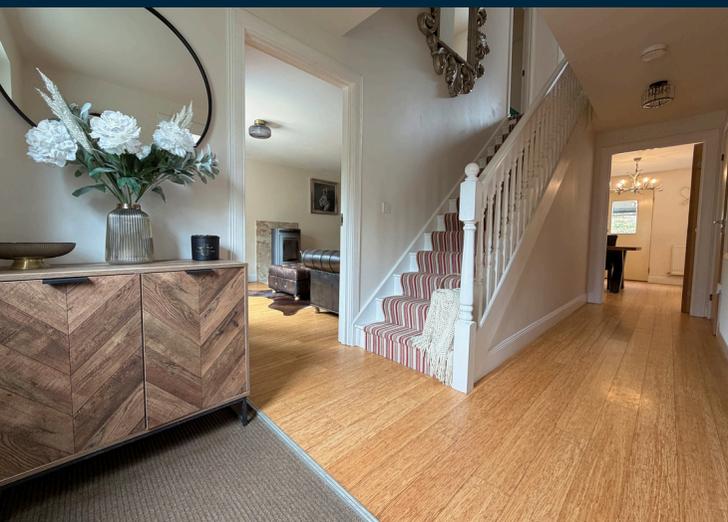




*Little Horseshoes*

RHODODENDRON AVENUE | CULVERSTONE | DA13 OTU

**REYNOLDS**  
ESTATES LIMITED  
— exp —



Welcome to Little Horseshoes, a wonderful detached home built in 2011 within the semi rural village of Culverstone.

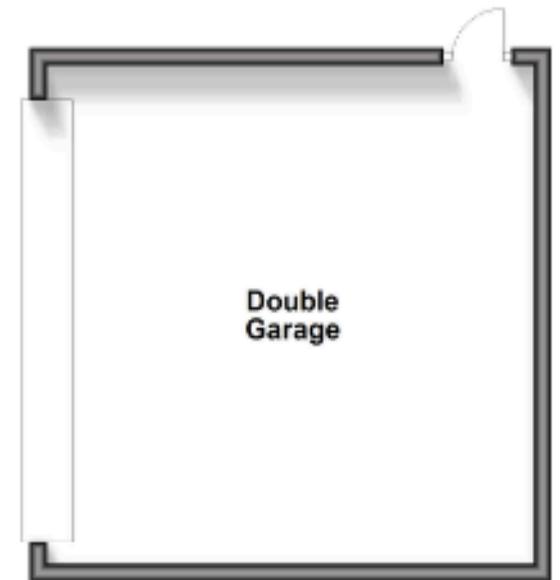
Approached via a private, unadopted country lane, this home enjoys a wonderful leafy setting that will appeal to anyone seeking a calmer pace of life and a genuine escape from the city. Positioned to the south of Meopham, it offers the ideal blend of town and country living: peaceful and rural in feel, yet far from remote, with local shops and well-regarded schools just minutes away. For commuters, the location is equally convenient. Choose between Meopham or Borough Green rail stations for direct connections, while the M20, M2, A2 and M26 motorway links are all within easy reach, making travel in any direction refreshingly straightforward.

The home spans just under 1,600 sq ft and offers versatile, well-balanced accommodation that can easily adapt to your lifestyle and is offered in impeccable condition. On arrival, behind the electric gates, lies the generous driveway providing ample off-road parking for multiple vehicles, complemented by a sizeable detached double garage. Stepping inside, the spacious, light and airy hallway sets the tone for the rest of the home and gives direct access to all principal ground-floor rooms. These include a separate lounge with a modern feature fireplace, a flexible fourth bedroom or ideal home office, a stunning open-plan kitchen and dining area perfect for entertaining, and a beautiful cloakroom.

Upstairs, all three bedrooms are comfortable double rooms, with the master enjoying its own private ensuite bathroom. A modern family shower room completes the first-floor layout, rounding off a home that combines practicality with inviting, versatile living spaces.

Heading outside, the entire plot is estimated in the region of 0.23 of an acre and not only is the garden very private but it has been thoughtfully landscaped by the current owners with well stock borders that come alive in the summer months and those that love to be self sustainable, you will appreciate the separate vegetable patch.





### Ground Floor

- Entrance Hallway
- Cloakroom
- Lounge - 15'1 x 11'8
- Kitchen / Dining Room - 30'6 x 11'7
- Utility Room
- Bedroom4 / Office - 11'3 x 7'6

### First Floor

- Landing
- Master Bedroom - 17'1 x 11'8
- Ensuite - 11'8 x 7'5
- Bedroom2 - 14'7 x 10'4
- Bedroom3 - 10'11 x 10'9
- Bathroom - 7'3 x 7'2

### Exterior

- Front Garden With Driveway
- Detached Double Garage - 19 x 18'6
- Landscaped Rear Garden



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