# The Warren
# Wrotham Road
# Meopham

- Bespoke Built Detached Property
- Three Bedrooms
- Three Reception Rooms
- Driveway with Off Road Parking
- Ideal Family Home Offering Flexible Living Space
- Separate Utility/Boot Room
- Good Sized Mature Rear Garden
- Impressive Gallery Landing
- Gas Central Heating
- Double Glazing Throughout

## Price Guide
## £850,000

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Offered for sale for the very first time since construction, this beautifully maintained bespoke built detached home enjoys a discreet position set well back from Wrotham Road in the sought after village of Meopham.

The property is approached via a private driveway providing ample off road parking and access to an integral garage with an electric up and over door.

Internally the home offers generous and versatile accommodation throughout. A spacious entrance hallway creates an impressive first impression and provides access to a convenient downstairs cloakroom. The ground floor features well proportioned reception rooms, including a large main living room which flows through to a bright conservatory overlooking the garden, a separate dining room ideal for entertaining, and a study/home office.

To the rear of the property is a large fitted kitchen/breakfast area enjoying pleasant views across the well established and good sized rear garden, complemented by a practical separate utility/boot room with additional storage and access.

Upstairs, a striking gallery landing leads to three excellent sized bedrooms, all benefiting from built in storage, along with a generous family bathroom. The

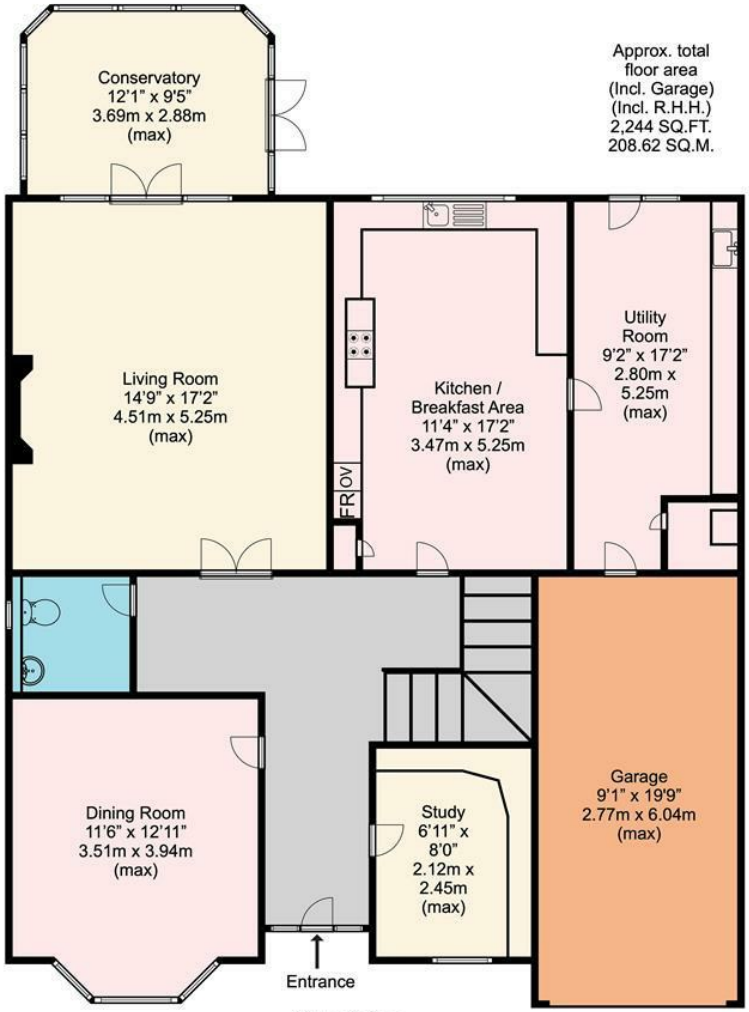
impressive master suite features its own ensuite shower room and a walk-in wardrobe, creating a superb private retreat. Further benefits include a fully boarded loft with ladder access and lighting, offering excellent additional storage.

This substantial home combines space, privacy and flexibility, making it ideal for growing families or those seeking a high quality long term residence in a desirable village location. Early viewing is highly recommended.

Tenure: Freehold

Council Tax Band: G

Fixtures and fittings by arrangement other than those mentioned.




Approx. total
floor area
(Incl. Garage)
(Incl. R.H.H.)
2,244 SQ.FT.
208.62 SQ.M.

Ground Floor
Approx. floor area
(Incl. Garage)
1,310 SQ.FT.
121.81 SQ.M.

First Floor
Approx. floor area
(Incl. R.H.H.)
934 SQ.FT.
86.81 SQ.M.

Disclaimer
This plan is for illustrative purposes only and no responsibility is taken for any error, omission or misstatement.
The appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements have been added as a guide to prospective buyers only, are not precise, not to scale, may have been taken from the widest area and may include wardrobe / cupboard space. Garages and outbuildings may not be represented in their actual location in relation to the property.
Compass point, measurements and total areas should be considered inaccurate and checked as no guarantee is given to their accuracy.
Buyers are strongly advised to take their own measurements and compass bearing.

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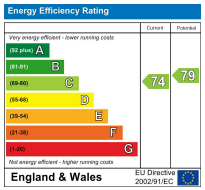


Appliances and services are untested. Dimensions are approximate and floorplans are not to scale.
Fixtures and fittings, planning and alterations, lease details if applicable, should all be verified legally.

Open: Monday-Friday 9am-5.30pm
Saturday 9am-5pm

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