



**Guide Price**  
**£385,000**

**Freehold**

3x  1x  1x 

**The Coppice, Vigo  
Village, Kent, DA13**

*Wards*  
Helping you move forwards



## Main features

- Useful outbuilding in rear garden complete with electricity
- Garage and large driveway for multiple cars
- Addition of conservatory which is the ideal spot for hosting
- Close to Trosley Country Park
- Positioned in a popular location

## Accommodation

### GROUND FLOOR

Hallway: 7'11 x 5'3 (2.41m x 1.60m)  
 Lounge: 23'3 x 10'1 (7.09m x 3.08m)  
 Kitchen: 17'11 x 7'6 (5.46m x 2.29m)  
 Conservatory: 17'11 x 10'11 (5.46m x 3.33m)

### FIRST FLOOR

Landing  
 Bedroom 1: 12'11 x 10'6 (3.94m x 3.20m)  
 Bedroom 2: 11'8 x 10'3 (3.56m x 3.13m)  
 Bedroom 3: 8'9 x 7'8 (2.67m x 2.34m)  
 Bathroom: 8'1 x 4'11 (2.47m x 1.50m)

### OUTBUILDING

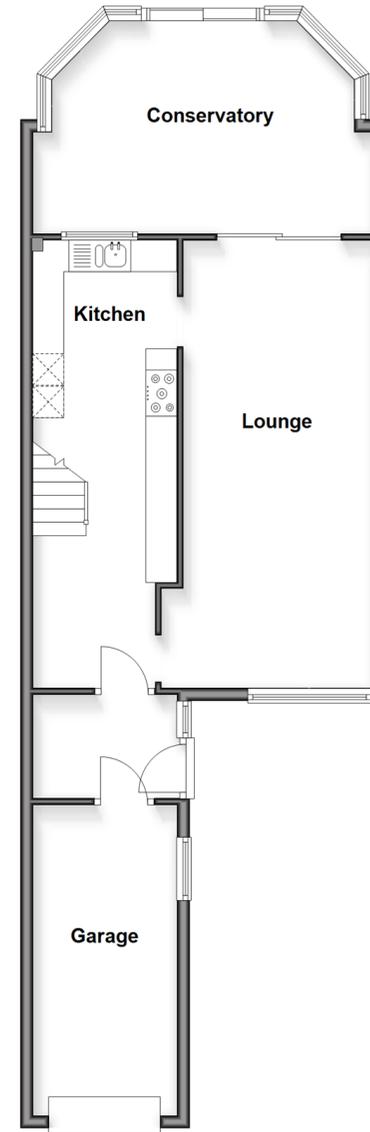
Summer House: 13'0 x 7'3 (3.97m x 2.21m)

### OUTSIDE

Garage  
 Driveway  
 Rear Garden

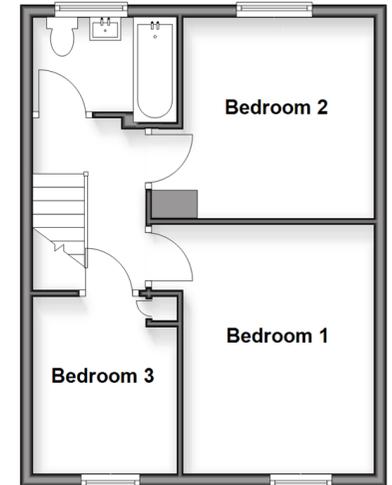
### Ground Floor

Approx. 72.1 sq. metres (776.4 sq. feet)



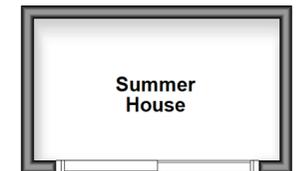
### First Floor

Approx. 39.9 sq. metres (429.5 sq. feet)



### Outbuilding

Approx. 9.0 sq. metres (96.5 sq. feet)



**Call Meopham - 01474 813100 ■ [wardsof Kent.co.uk](http://wardsof Kent.co.uk)**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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