



Beech Road
Mereworth ME18 5QT
£2,150,000



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COUNTRY HOMES

Mereworth ME18 5QT

Nestled on the picturesque rural Beech Road in Mereworth, this stunning detached house offers an exceptional opportunity for those seeking a spacious family home with ample outdoor space. Set within just under 10 acres of beautifully maintained grounds, this property is a true haven for nature lovers and those who appreciate the tranquillity of rural living as well as a stunning view to the rear.

The main house boasts five generously sized bedrooms, providing plenty of room for family and guests. With four elegant reception areas, three are open plan to the rear leading to the garden, there is an abundance of space for entertaining or simply enjoying quiet evenings at home. The two well-appointed bathrooms ensure convenience for all residents. The fourth reception is on the 1st floor giving you stunning far reaching views across the Kent countryside.

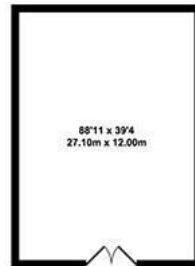
In addition to the main living quarters, the property features a versatile annexe, perfect for accommodating visitors or as a private office space. The garaging offers practical storage solutions, while the extensive grounds include kennels and stables, making it an ideal setting for animal lovers or those with equestrian interests.

A notable highlight of this property is the 3500 sq ft barn, which comes with planning permission, presenting an exciting opportunity for further development or personalisation to suit your needs. With parking available for multiple vehicles, this home combines convenience with the charm of countryside living.

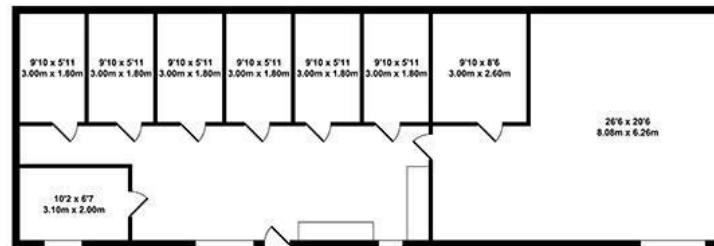
This remarkable property on Beech Road is not just a house; it is a lifestyle choice, offering a unique blend of comfort, space, and potential. Whether you are looking to create your dream family home or seeking a retreat from the hustle and bustle of city life, this residence is sure to impress. Call to view.

- Detached 2813 sq ft 5 bed house
- Annexe
- Stables and kennels
- Detached 3500 sq ft barn with pp TN/23/01542/FL
- Approx 9.68 acres total
- Rural location
- Stunning views across Kent countryside
- Ample parking
- Flexible accommodation and huge potential
- Viewing encouraged

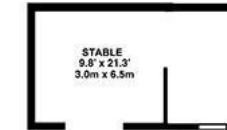




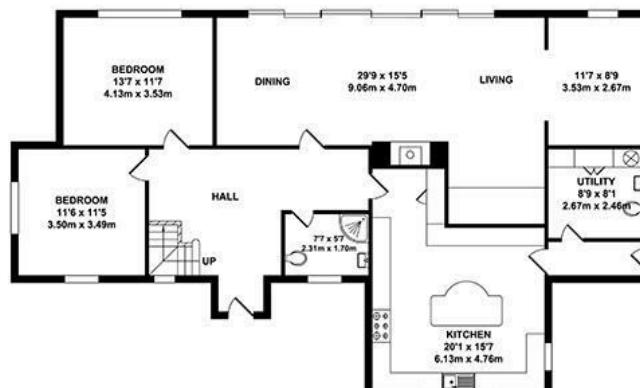
OUTBUILDING
(NOT TO SCALE)
APPROX. FLOOR AREA
3500 SQ.FT.
(325.20 SQ.M.)



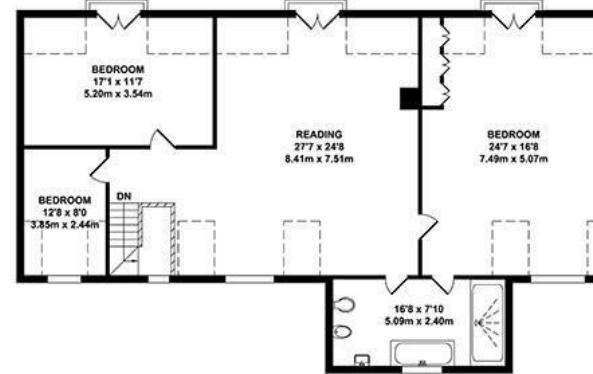
KENNELS
APPROX. FLOOR AREA
1313 SQ.FT.
(121.94 SQ.M.)



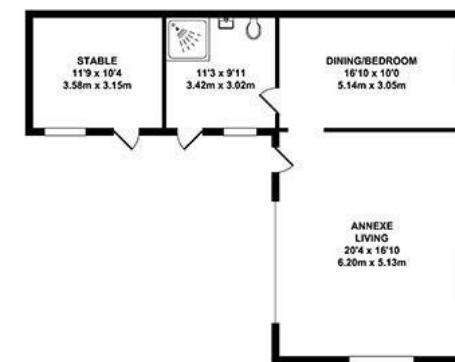
STABLE
APPROX. FLOOR AREA
208.74 SQ.FT.
(19.5 SQ.M.)



GROUND FLOOR
APPROX. FLOOR AREA
1454 SQ.FT.
(135.08 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
1359 SQ.FT.
(126.25 SQ.M.)



OUTBUILDING
APPROX. FLOOR AREA
740 SQ.FT.
(68.74 SQ.M.)

TOTAL APPROX. FLOOR AREA 8552 SQ.FT. (794.54 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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	Energy Efficiency Rating	
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		





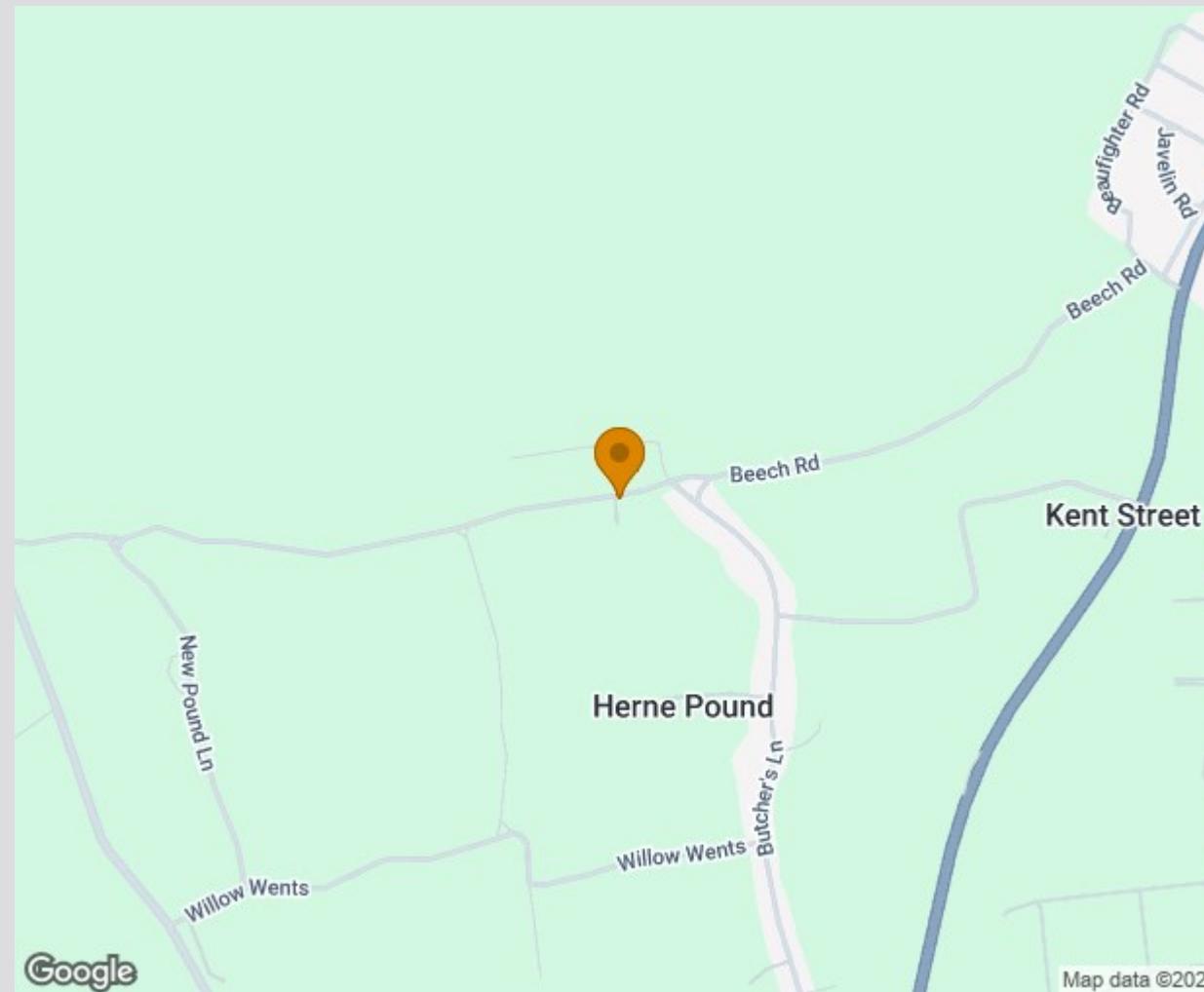
Location Map

Tenure: Freehold

Council tax band: F

Anti Money Laundering Charges

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before the property can be removed from the open market and advertised as 'sold subject to contract' and before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



TO VIEW CONTACT: 01732 87 11 11 westmallings@khp.me
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