KINGS

# Wheelwrights Cottage Highcross Road

Southfleet, Kent, DA13 9PH Freehold

4 1 2 E

Asking Price £850,000

**Offered to the market chain free and positioned on the outskirts of the village of Southfleet, Wheelwrights Cottage is a beautifully presented and extended three/four bedroom detached property giving the perfect mix of both old and new retaining all the charm and character expected in this period property.**

## Overview

- Four Bedroom Detached Family Home
- Chain Free
- Double Garage
- Parking for Several Vehicles
- Semi-Rural Location
- Cloakroom
- Kitchen-Diner
- EPC Rating E
- Substantial Rear Garden
- Beautiful Views

## Property Description

This family home is set on a plot of approximately a quarter of an acre and retains several period features, including exposed beams and an inglenook fireplace. The main reception room features a stunning fire place and period beam ceiling. A separate study, which can also function as a fourth bedroom, adding flexibility to the layout. The kitchen is located at the rear of the property and overlooks the garden, with an adjacent dining room that includes French doors opening to the outdoor space. To the first floor, you will find three well-proportioned double bedrooms, all served by a spacious family bathroom. The rear garden is not overlooked and offers open views of the surrounding countryside. At the front, there is ample off-road parking and a detached double garage.

## Location
This property is located in the semi-rural village of Southfleet, offering a peaceful setting with local amenities including two gastro pubs and a farm shop. Nearby Longfield provides additional services such as a Waitrose, Co-op, butcher, bakery, vet, GP surgery, and restaurants, as well as a train station with direct links to London Victoria. Bean village also offers a convenience store and a pub. The area benefits from excellent transport connections via the A2, M25, and Ebbsfleet station for high-speed travel to London and Kent. Bluewater shopping centre is a short drive away, and there are numerous local walking routes and open green spaces for outdoor activities.

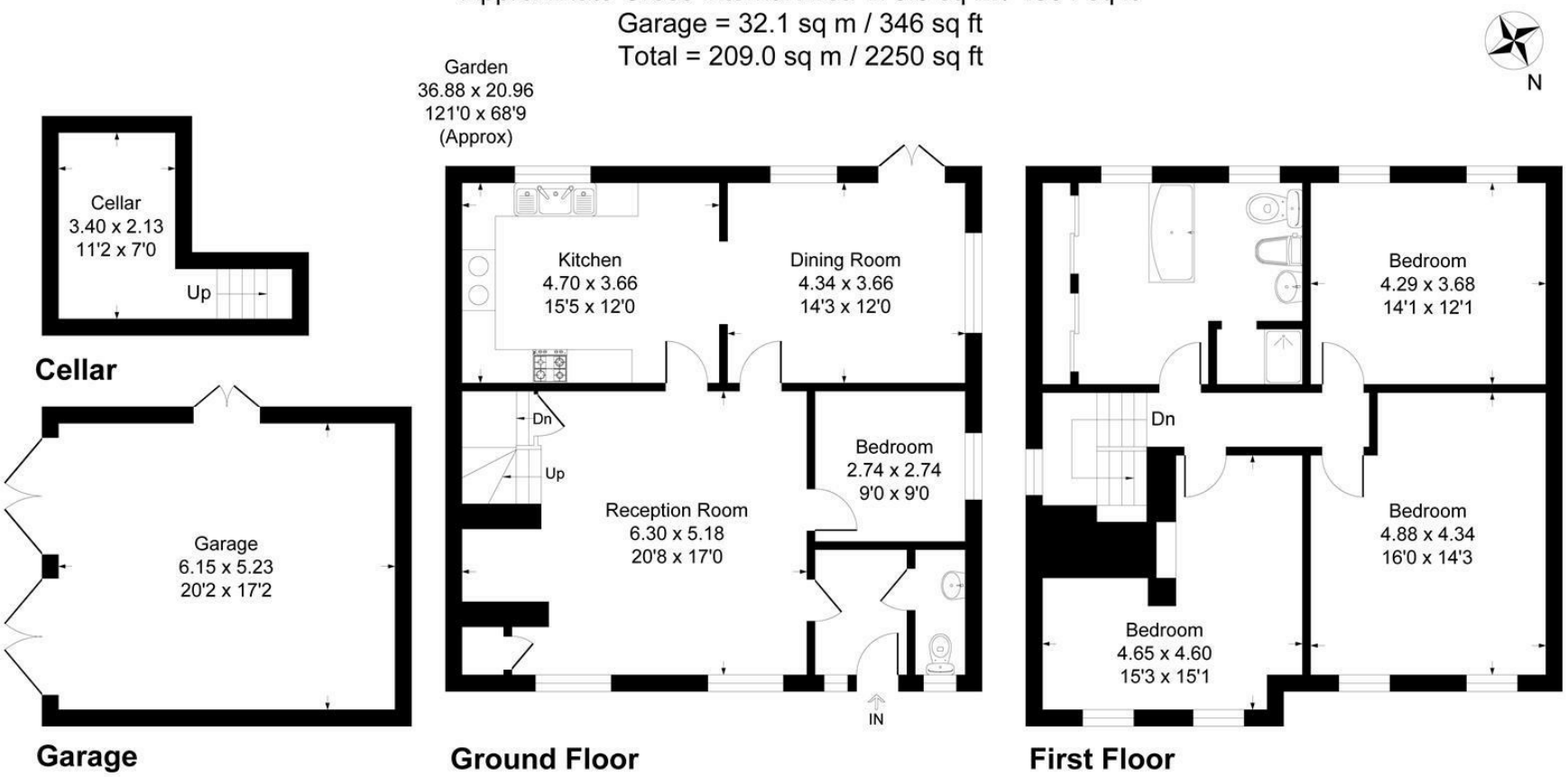
## Viewing Arrangements
Viewings are strictly by appointment only via Kings.

## Directions
From our Meopham office: Head south on Station Rd towards Wrotham Rd/A227, slight left onto Wrotham Rd/A227, follow Melliker Ln to Longfield Rd/B260, slight right onto Melliker Ln, turn right to stay on Melliker Ln, continue on B260. Drive to Highcross Rd/B255 in Southfleet, turn right onto Longfield Rd/B260, continue to follow B260, at the roundabout, take the 2nd exit onto Main Rd/B260, go through 1 roundabout, at the roundabout, take the 3rd exit onto Whitehill Rd/B255, turn left onto Highcross Rd/B255, destination will be on the left. what3words location finder: ///cone.affair.slang

## Property Information
Oil heating, mains electric and water. EPC rated E. Council tax band F.

# Wheelwrights, Highcross Road, DA13

Approximate Gross Internal Area 176.8 sq m / 1904 sq ft
Garage = 32.1 sq m / 346 sq ft
Total = 209.0 sq m / 2250 sq ft




This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
Produced By Planpix

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