



29 Manor Road

Sole Street, Cobham, DA13 9BW Freehold



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Guide Price £500,000

1988sqft A substantial link-detached chalet bungalow with flexible accommodation over two floors comprising five reception rooms, four bedrooms, two shower rooms and conservatory. Located in a sought after road just a short walk from Sole Street rail station this home is a worthy investment. The property requires refurbishment throughout.

Overview

- Refurbishment project
- Link detached (via garage)
- Close to Sole Street station
- Four first-floor bedrooms
- Off-road parking and garage
- Highly flexible accommodation
- Conservatory
- Modern gas boiler
- Five ground floor reception rooms
- Recently landscaped rear garden.

Description

The accommodation of this deceptively spacious bungalow is 1988sqft and comprises an entrance hall and inner hall with stairs to the first floor landing. There are five reception rooms on the ground floor along with a basic kitchen, shower room with a separate WC. A large conservatory spans the width of the property and gives access to the rear garden. The first floor landing has four separate bedrooms and a shower room. There is off-road parking for three plus cars via a shingle driveway and a single garage. The rear garden has been recently fenced and turfed.

Agents note: The neighbouring property is currently applying for planning permission (ref 20250199) to build two detached chalet-style properties in their rear garden. One of the proposed dwellings will be at the rear of 29 Manor Road. Access will be via a gated private driveway between 29 and 31 Manor Road.



Location

The village of Sole Street is located between the historic villages of Cobham and Meopham a short distance from the A227 and benefits from many local amenities and excellent transportation links. The A2/M2 and M20/25 motorway networks are both within easy reach as is Sole Street mainline rail station with services to Victoria. Ebbsfleet station is within a short drive and Gatwick can be reached in approximately 30 minutes. It is within the catchment area of Cobham primary school and Meopham secondary school (both voted outstanding) and within close proximity to several other

schools nearby in Gravesend and Dartford. There is also a Busy Bees nursery within 5 minute drive. A local convenience store is found along the road with more local shops found at Meopham Parade. Comprehensive shopping facilities found at Waitrose in Longfield, Morrisons in Northfleet and Bluewater at Greenhithe (15 mins).

Viewings

Strictly via prior appointment with Kings

Directions

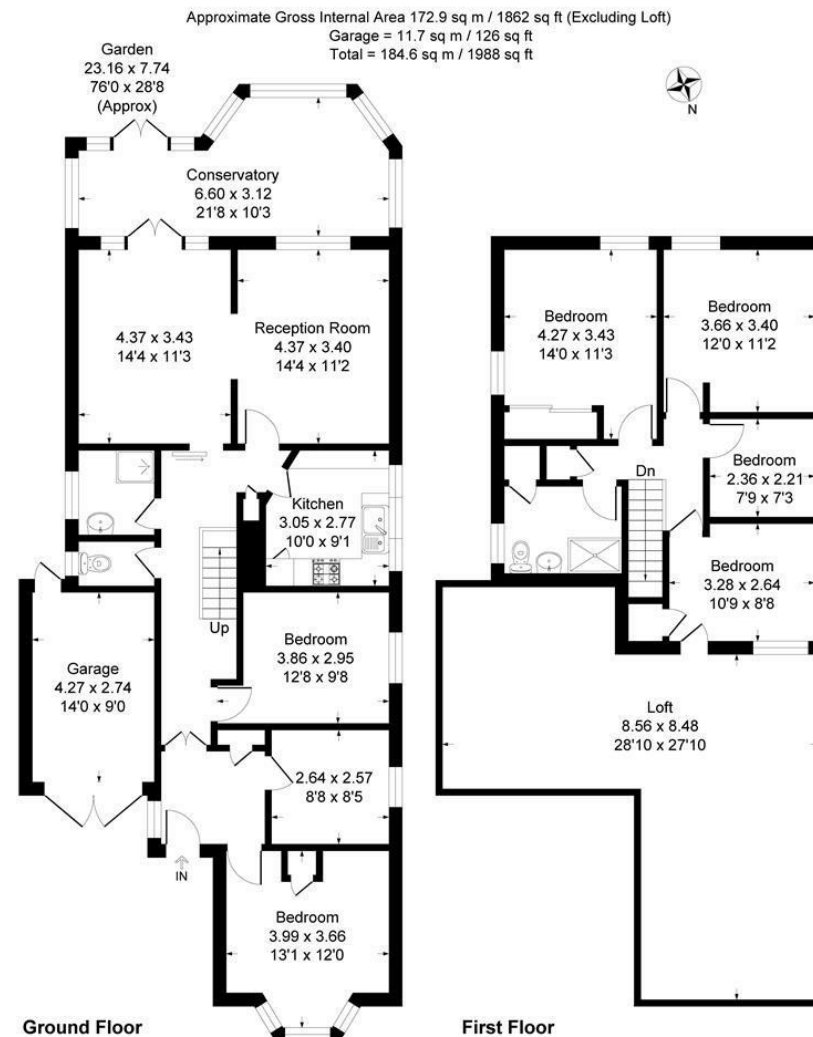
From our Meopham office turn left to continue on the Wrotham road. Turn left onto Norwood lane and continue straight. As you reach the end of the road turn left onto Camer road. As you reach Sole Street go over the bridge and turn left onto Manor Road. The property is located on the left hand side just before Baker Close. what3words location finder: [///sloves.pardon.puff](https://www.what3words.com/sloves.pardon.puff)

Property information

Mains gas, electric, water and drainage. Council tax band G, EPC Rated E



Manor Road, DA13



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.
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