



A detached bungalow of charm and character that has been extended to the rear to give spacious flexible accommodation and sited on a generous plot of 0.4 acres.

The accommodation comprises: porch, entrance hall, dining room, lounge, study, kitchen/breakfast room, 5 bedrooms and 2 bathrooms,

There is a large front garden with sweeping shingle driveway extending to the side giving access to the detached garage. The west facing rear garden is level with lawns, mature trees, flowers and shrubs.

Location

Meopham is located between Gravesend and Wrotham on the A227 and benefits from many local amenities and excellent transportation links. The A2/M2 and M20/26 motorway networks are both within easy reach as is Meopham mainline rail station with services to Victoria (35mins), Borough Green mainline rail station is approximately 4 miles away, Ebbsfleet International station is within a short drive and Gatwick can be reached in approximately 40 minutes. There are local primary and secondary schools within Meopham and the neighbouring villages and grammar schools at nearby Gravesend and Dartford. Local shops are found at nearby Culverstone and Meopham Parade with more comprehensive shopping facilities found at Waitrose in Longfield, Morrisons in Northfleet and of course Bluewater at Greenhithe (10 mins).

Directions

From our Meopham office proceed south on the A227 for approximately two and half miles. Turn left into The Street, opposite The George pub. Turn first right into Whitehill Road and the property is found on the left hand side further along the road.

Viewing arrangements

Strictly by appointment with Kings.

Accommodation

All dimensions taken at maximum widths.

Arch with double doors to:

Porch

Original oak door to:

Entrance hall

Two radiators. Cloak storage. Two double-glazed windows to side. Further radiator. Coved ceiling. Fitted carpet. Cupboard with space and plumbing for an automatic washing machine and space for further appliance. Light and power. Half tiled walls.

Dining room

14'6" x 11'0"

Extending to 11'0. Radiator. Feature open fireplace. Two double-glazed windows to front. Coved ceiling. Wood strip flooring.

Lounge

18'8" x 11'11"

Double-glazed window to front. Double-glazed door with adjacent window to rear onto the garden. Two feature diamond shaped windows either side of the gas fireplace. Wall light points. Two radiators. Fitted carpet.

Study

11'11" x 11'11"

Double-glazed window to front. Radiator. Coved ceiling. Wood strip flooring.

Kitchen/breakfast room

14'5" x 8'5"

Also accessed via the dining room. Double-glazed window and door to rear onto the garden. Radiator. The kitchen is fitted with matching wall and base units with work surfaces over. Breakfast bar. Inset two and half bowl sink unit and mixer tap. Space for slot-in cooker with extractor hood over. Plumbing and space for dishwasher. Space for further appliance. Localised tiling. Vinyl flooring.

Bathroom

8'5" x 7'7"

Double-glazed window to side. Radiator. Suite comprising: enclosed bath with mixer tap and shower fitting handset, close coupled WC and quadrant shower. Localised tiling. Tiled floor.

Bedroom

13'0" x 7'10"

Double-glazed window to side. Radiator. Built-in cupboards. Coved ceiling. Wood strip flooring.

Bedroom

13'6" x 7'11"

Multi-paned dome to side onto the passage way. Radiator. Coved ceiling. Wood strip flooring. NOTE: the walls between these two bedrooms has had doors removed and are now open to each other.

Bedroom

10'1" x 13'9"

Double-glazed window to rear. Radiator. Built-in cupboards. Coved ceiling. Fitted carpet.

Bedroom

20'0" x 9'11"

Dual aspect with double-glazed windows to side and rear. Radiator. Full height built-in wardrobe cupboards. Coved ceiling. Fitted carpet.

First floor landing

Carpet.

Bedroom

16'8" x 14'8"

Two double-glazed windows to rear. Double-glazed velux style window to side. Two radiators. Eaves storage cupboards. Fitted carpet.

Bathroom

7'10" x 10'2"

Double-glazed velux style window to side. Radiator. Suite comprising: enclosed bath with mixer tap and shower fitting handset, enclosed tiled shower cubicle and pedestal wash hand basin. Fitted carpet. Localised tiling.

Outside

Front garden

The Spinneys is on a plot measuring 0.4 of an acre. Entered from Whitehill Road via a large sweeping shingle driveway providing off-road parking for several vehicles and extends to the side of the property. Front garden is laid to lawn with hedge borders, shrubs and mature trees. Exterior lights. Security lights. Approximately twenty feet to the side of the property where the shingle drive leads down to:

Garage

27'4" x 9'7"

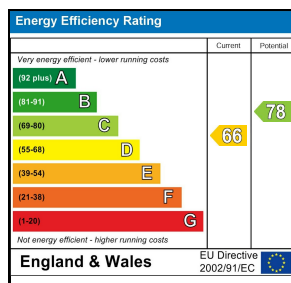
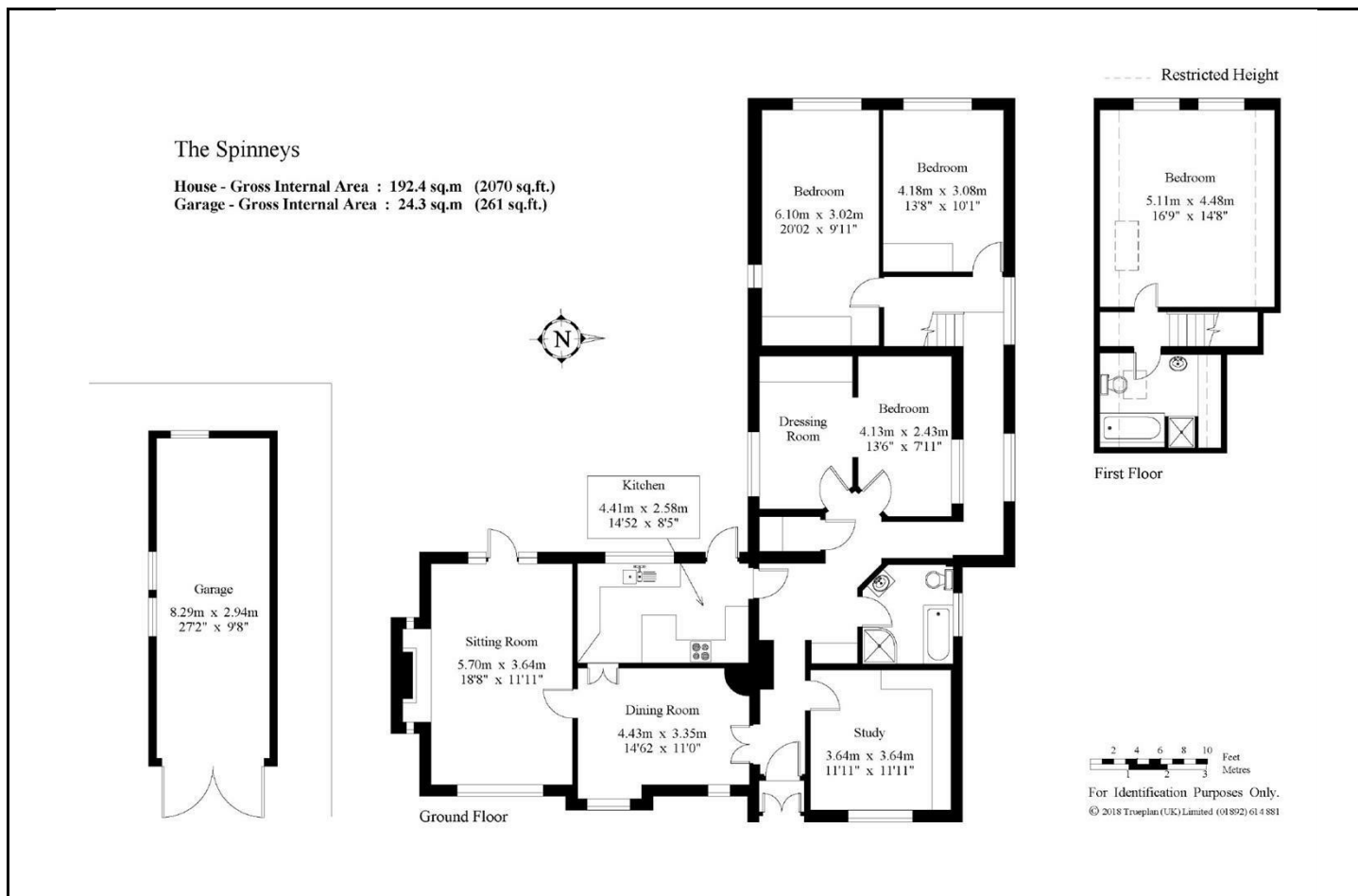
Detached concrete garage with double doors.

Rear garden

Immediately adjacent to the kitchen is a large paved patio area. Security lights. Shingle beds. Flower and shrub beds. Shed (13'11 x 7'0). Adjacent to the patio is a small storage area. Outside power. Majority of garden is laid to lawn and approximately half way down is a dwarf wall with further paved patio. Mature trees. Composting area.



ENERGY PERFORMANCE GRAPH AND FLOORPLAN



Kings gives notice that: 1) These particulars do not constitute an offer or contract or part of one and must not be relied upon as statements or representations of fact; and we have no authority to make or give any representation or warranties in relation to the property. 2) These particulars have been prepared in good faith and to be used as a general guide. They are not exhaustive and include information provided to us by other parties including the seller, of which may not have been verified. 3) The measurements, areas, distances, orientation and floor plans are approximate and should not be relied on. The text, floor plans and photographs are only for guidance and are not necessarily comprehensive. The photographs may not be current and certain aspects may have changed since the photographs were taken. 4) It should not be assumed that the property has all necessary planning, building regulation or other consents. 5) We have not tested any services, appliances or fittings. 6) Purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property