



**Valley High Valley Lane**  
Culverstone, Kent, DA13 0DQ Freehold

 3  3  2  c  
Offers In Excess Of £675,000

**Offers in excess of £675,000 - £700,000** A really well presented detached family home offered to the market in excellent condition with good quality fittings and tasteful decoration. The property is energy efficient (Rated C) and benefits from solar panels and an air source heat pump.

#### Overview

- Solar panels
- Air source heat pump
- 3 En-suites
- Heat recovery system
- Double garage with studio over
- Fibre optic broadband
- Luxury kitchen
- Electric gates
- Council tax band F
- EPC rated C

#### Description

The property is entered from Valley lane via electric gates and there is ample off road parking on the driveway and double garage. Steps lead up to a veranda that runs across the front of the property with views over the valley. The entrance hall has a feature open fireplace opening on to both the hall and open-plan living area beyond where there are three areas: reception, dining and kitchen. There are three sets of patio doors across the rear elevation and there are awnings fitted to the rear wall. The kitchen has been fitted with most attractive units and has granite work surfaces. There is also a separate utility room and a downstairs WC.

The first floor galleried landing gives access to three double bedrooms all with dual aspect windows and en-suite shower rooms.

Outside, the rear garden has a large patio and a further decking patio. There is a store/workshop with a pitched roof. The overall size of the rear garden is 80' x 47'. The double garage has roller door and benefits from a studio above with a WC - ideal for working from home or a hobby room.



## Location

Culverstone is sited 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), Ebbesfleet International station is within a short drive and Gatwick can be reached in approximately 40 minutes. There is a local primary school within Culverstone and the neighbouring villages and grammar schools at nearby Gravesend and Dartford. Local shops are found nearby and in Meopham Parade with more comprehensive shopping facilities found at Waitrose in Longfield, Morrisons in Northfleet and Bluewater at Greenhithe (20 Mins)

## Viewing arrangements

Strictly by prior appointment with Kings.

## Directions

From our Meopham office proceed south along the A227 for approximately 2.75 miles. Turn left in to Heron Hill and then take the 3rd turning on the right into Ridge Lane. Carry on until reaching the crossroads with Valley Lane and turn left. The property is found a short way along on the left.





## Valley Lane, DA13

Approximate Gross Internal Area = 143 sq m / 1539 sq ft  
 Approximate Garage Internal Area = 34 sq m / 364 sq ft  
 Approximate Outbuilding Internal Area = 32 sq m / 344 sq ft  
 Approximate Annexe Internal Area = 14 sq m / 148 sq ft  
 Approximate Total Internal Area = 223 sq m / 2395 sq ft  
 (excludes restricted head height)



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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