KINGS



# 11a White Leaves Rise

Cuxton, Rochester, ME2 1EG Freehold

3 2 1 C

Asking Price £450,000

**This recently built three double bedroom detached house in Cuxton is available with no onward chain. The property is finished to a high standard and benefits from a spacious and vaulted open-plan living space, two shower rooms and off-road parking.**

## Overview

- Three double bedrooms
- Detached house
- Built circa 2022
- EPC rated C
- Off-road parking
- Low maintenance garden
- Open-plan living
- Bi-fold doors
- Two shower rooms
- No onward chain







## Property description

The accommodation of this detached house comprises an entrance hall with composite door, gas boiler cupboard , further utility cupboard and storage. The wood effect flooring flows though to the open plan living space that has a fitted kitchen with appliances including double oven, inset hob with extractor, built-in dishwasher, fridge and freezer. There is a vaulted ceiling over the lounge area that has sky-lights in addition to bi-fold doors onto the rear garden. A double bedroom and shower room fitted with a modern suite complete the ground floor accommodation. The first floor landing gives access to two further double bedrooms both of which have fitted/built-in wardrobes and another modern shower room.

Outside there is off-road parking at the front of the property and a low maintenance rear garden.

## Location
Cuxton is rural village that lies on the western slopes of the Medway valley, on the A228 just two miles from the historic town of Rochester and benefits from a variety of local amenities and excellent transportation links. The A2/M2 and M20/25 motorway networks are both within easy reach as is the mainline rail station with services to London St Pancras (c50 mins), Ebbsfleet station is within a short drive and Gatwick can be reached in approximately 45 minutes. There are local primary schools within Cuxton and the neighbouring villages with grammar schools at nearby Rochester and Gravesend. The village has a few local shops, a GP surgery, pub, and two takeaway restaurants, more comprehensive shopping facilities found in Strood and Rochester, Bluewater at Greenhithe is a15 minute drive from the village. The property is located to close to woodland nature walks.

## Viewing arrangements
Strictly by prior appointment with Kings

## Directions
When entering Cuxton from the A228 Sundridge Hill you will turn into Bush Road which is the main thoroughfare through the village. Take the second turning on the right into James Road. Follow to the end and turn left into Charles Drive and then take the second right into White Leaves Rise. The property is found on the left-hand side. what3words location finder///good.again.drums

## Property information
Mains gas, electric, water and drainage. EPC rated C
Council tax band E.

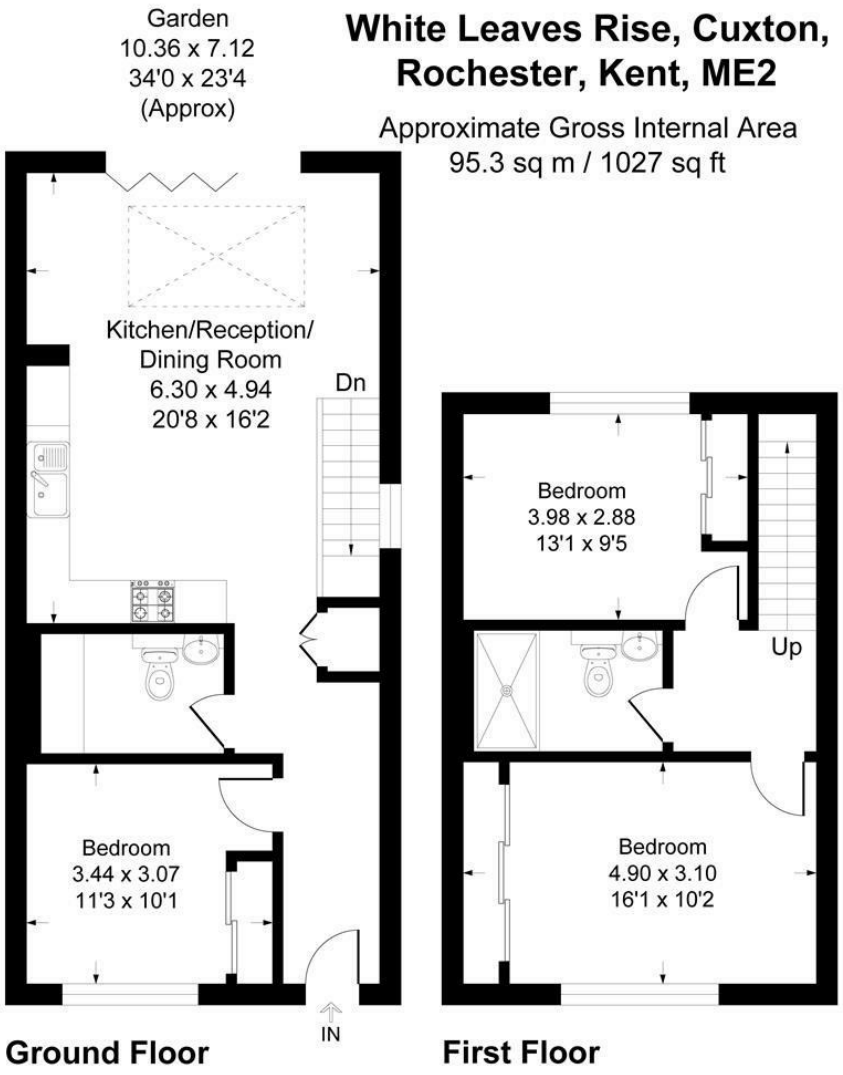







# White Leaves Rise, Cuxton, Rochester, Kent, ME2

Approximate Gross Internal Area
95.3 sq m / 1027 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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