KINGS



27 The Russets

Meopham, DA13 0HH Freehold

4 2 3 C

Asking Price £775,000

PLANNING PERMISSION GRANTED A detached four bedroom home located in a secluded corner of this sought after development offering spacious three reception room accommodation and ample parking on a generous plot. The property is being sold with the benefit of planning permission granted for a separate one bedroom single storey dwelling.

Overview

- Spacious four bedroom family home in quiet cul-de-sac
- Planning permission granted for separate dwelling
- Close to local amenities and adjacent to fields
- Large double garage, ample parking and electric car charger
- Three reception rooms plus conservatory
- Substantial partially glazed pergola with electric slatted roof
- Energy rated C
- Family bathroom, en-suite shower room and downstairs WC
- Sought after development
- Unique opportunity for development in this location.







Property description

The accommodation of this detached family home comprises an entrance hall with stairs to the first floor landing and tiled flooring. The main reception room has a deep square bay window, electric fire and is open to the dining room which in turn has bi-fold doors through to the conservatory. The kitchen is fitted with wall and base units and has built-in appliances including a range style electric cooker, built-in fridge and dishwasher and there is room for a small breakfast table. There is a utility/boot room located adjacent to the kitchen and behind the garage that leads out to the garden. A WC and study/third reception room complete the ground floor accommodation. The first floor landing gives access to four separate bedrooms including a master bedroom with an ensuite and shower, and a family bathroom.

The property has a large driveway providing ample off-road parking for several vehicles and gives access to a double garage with electric roller door and car charging point. The rear garden, which also extends to the side, has been designed for entertaining with a large expanse of paved patio, some of which is covered by a substantial pergola that is of metal construction with glazed inserts and an electric slatted roof.

The garden over looks fields to the west and has a pond, summerhouse/shed, lawns and mature trees and extensive outside lighting. The vendors were able to purchase an additional plot of land adjacent to the property and have recently obtained planning permission to erect a separate one bedroom single storey dwelling. The plot is included within the sale price.

Location

Meopham is sited between Gravesend and Wrotham on 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 Meopham mainline rail station with services to Victoria (35mins). Ebbsfleet station is within a short drive and Gatwick can be reached in approximately 40 minutes. There is a variety of good local primary and secondary schools within Meopham and the neighbouring villages with grammar schools at 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 Bluewater at Greenhithe (10 mins).

Viewing arrangements

Strictly by prior appointment with Kings

Directions

From our Meopham office proceed south along the A227 Wrotham Road for approximately one mile and turn right into Huntingfield Road. Take the second turning right into Strand Close and then first right into The Russets. Proceed right to the end and the property is found on the left in the farthest corner. what3words location finder: ///tulip.pots.films

Property information

Mains gas, electric, water and drainage. Gravesham Council tax band F. Energy rated C

Planning permission

16 Apr 2026 Ref 20260013 Change of use of land to residential and erection of a single storey self-build one bedroom dwelling.
09 Jan 2020 Ref 20191047 Erection of first floor extension above the ground floor integral garage and utility room to provide a replacement master bedroom, en-suite and hobby room. - Now expired

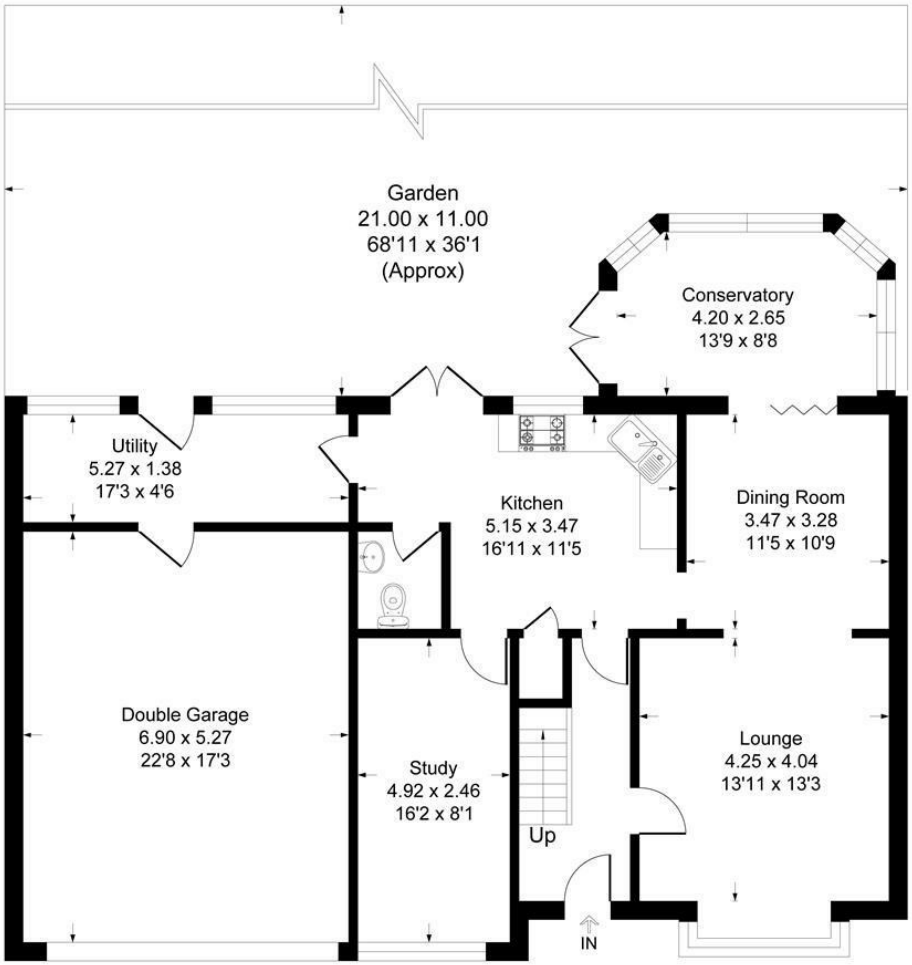


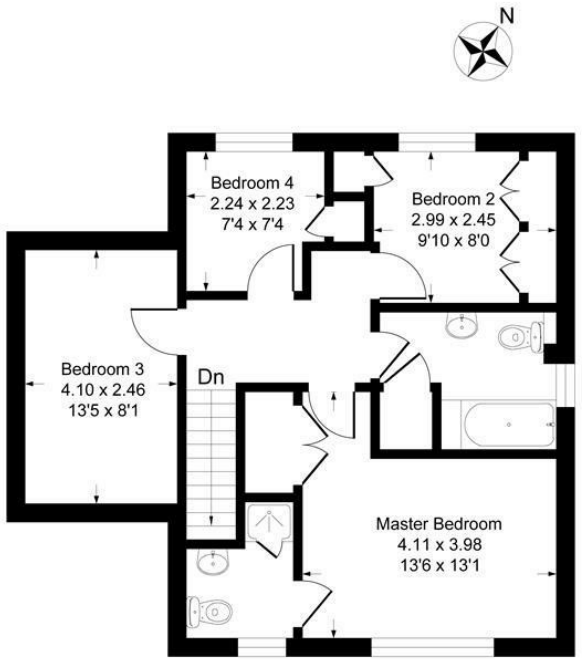





The Russets DA13

Approximate Gross Internal Area
147.7 sq m / 1590 sq ft
Garage = 36.4 sq m / 392 sq ft
Total = 184.1 sq m / 1982 sq ft





Ground Floor

First Floor

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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