



## 21 Beechwood Drive

Meopham, Gravesend, DA13 0TX Freehold

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Offers In The Region Of  
£700,000



A detached chalet style family home located in the Culverstone valley area sited on a generous plot with ample parking, a detached double garage and outbuilding used as a self contained annexe. The property has a ground floor bedroom and three separate first floor bedrooms along with a shower room and bathroom.

### Overview

- Large driveway
- Double garage
- 3/4 Bedrooms
- Kitchen dining room and separate utility room
- Shower room and bathroom
- Wood burning stove
- Oak internal doors
- Detached outbuilding used as annexe.
- EPC Rated D
- Council tax band E

### Property description

The accommodation of this spacious detached house comprises a storm porch with a pitched and tiled roof with a door onto a vaulted entrance hall that has stairs to the first floor landing. The lounge is dual aspect with window to front and patio doors to rear with a wood burning stove and an ornate wood effect flooring. The kitchen dining room is fitted with wall and base units under granite work tops and leads through to a separate utility room. There is a ground floor double bedroom and shower room with a modern suite. The first floor accommodation has three separate bedrooms all of which have eaves storage and a family bathroom.

The property is sited on a plot of 0.3 acres and has a gated entrance onto a large driveway giving ample parking for several vehicles. There is a detached double garage and large shed. In addition there is a detached timber-clad outbuilding that is being used as a self contained annexe with a reception room, bedroom and shower room. The rear garden has a large patio adjacent to the reception room and dining area with the remainder being lawn.





### 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 M20/25 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 are local primary schools within Culverstone and the neighbouring villages with 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). Trosley Country Park is nearby as is Jeskims Community Woodland and Shorne Country Park.

### Viewing arrangements

Strictly by prior appointment with Kings

### Directions

From our Meopham office proceed south along the A227 towards Wrotham for approximately 3 miles and turn left in to Whitepost Lane. Continue for some

distance and take the last turning on the left in to Beechwood Drive. Take the right hand fork and the property is found a short way along on the right. what3words location finder: [///gloves.fresh.credit](https://www.what3words.com/location/:///gloves.fresh.credit)

### Property information

Calor gas heating with 2000L tank. Septic tank drainage. Mains water and electric. Gravesham Council Tax band E



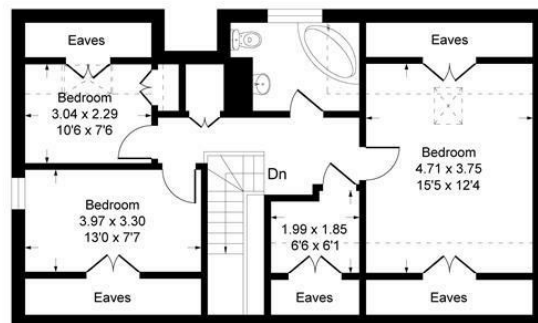
## Beechwood Drive, DA13

Approximate Gross Internal Area = 132.7 sq m / 1429 sq ft

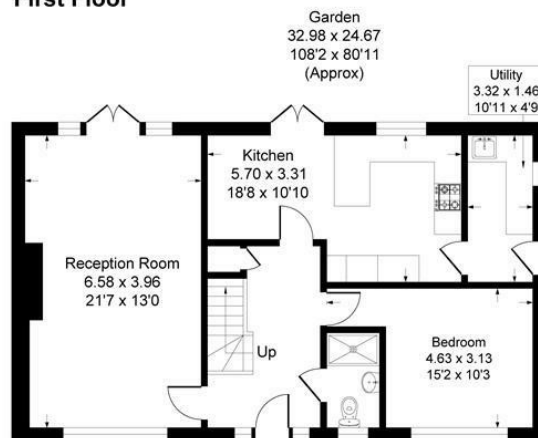
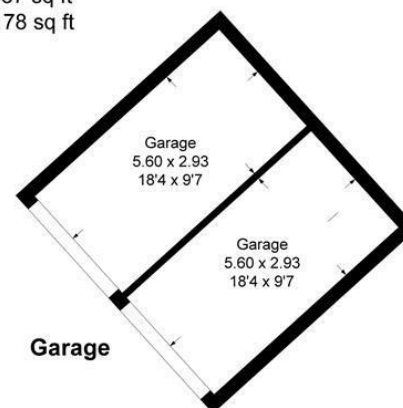
Garage = 33.6 sq m / 362 sq ft

Annex = 35.9 sq m / 387 sq ft

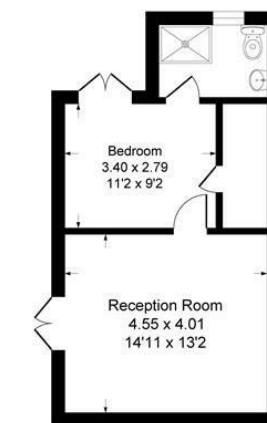
Total = 202.2 sq m / 2178 sq ft



**First Floor**



**Ground Floor**



**Annex**

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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