



## The Hollies White Post Lane

Sole Street, Cobham, DA13 9AX Freehold



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Asking Price £725,000

A detached four bedroom house sited on a large level plot of 0.25 acres in the sought after village of Sole Street. The property benefits from flexible accommodation including a one bedroom annexe with reception, bathroom and utility/kitchen. In-out driveway and garage. Offered to the market with the benefit of no onward chain.

### Overview

- Chain free sale
- Large level garden
- Annexe accommodation
- Requires modernisation
- Four separate bedrooms
- In-out driveway
- Study/ground floor bedroom
- Garage
- wood burning stove
- (0.25 acre plot)

### Property description

Built 1973 and later extended to provide a one bedroom annexe, this detached family home is now offered to the market for the first time. The accommodation comprises entrance hall with stairs to first floor, a triple aspect lounge with wood burning stove that is partly open to the dining room. The kitchen is fitted with wall and base units with room for a small breakfast table and there is a separate utility room that gives access though to the annexe. Beyond the utility room and downstairs WC is a rear lobby that has an external door allowing private access to a bathroom, utility/kitchen, reception room and bedroom. The first floor accommodation has four separate bedrooms, two of which have built-in wardrobe cupboards. There is a family bathroom with a separate WC.

The property is entered via an in-out block paved driveway that provides ample off-road parking and access to the attached 25' x 10'7 garage. The level rear garden is approximately 130' x 55' and has lawns vegetable beds, mature trubs and trees. There is a shed and large greenhouse to remain.



### Location

The village of Sole Street is located between the historic villages of Cobham and Meopham a short distance from 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 Sole Street mainline rail station with services to Victoria. Ebbsfleet station is within a short drive and Gatwick can be reached in approximately 40 minutes. There are several local primary and secondary schools in Meopham and the neighbouring villages with grammar schools at nearby Gravesend and Dartford. A local

convenience store is found along the road with more local shops found at Meopham Parade. 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 north along the A227 Wrotham Road and after a short distance turn right onto Nurstead Church Lane which becomes

White Post Lane. Follow for approximately a mile and the property is found on the left hand side as you enter the village. what3words location finder//neat.amount.zebra

### Property information

Mains gas central heating, mains electric, water and drainage. EPC rated D Council tax band G

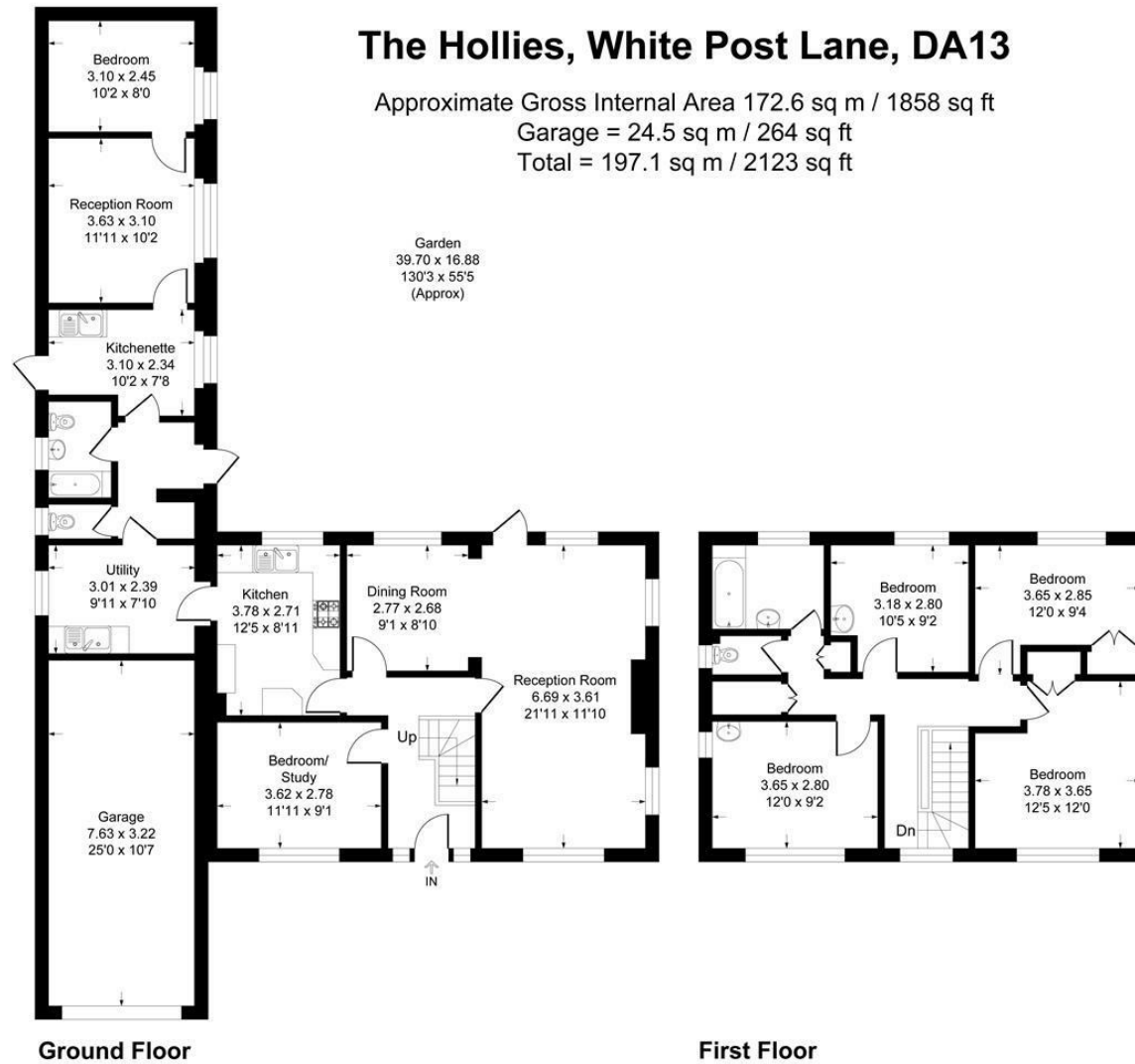


## The Hollies, White Post Lane, DA13

Approximate Gross Internal Area 172.6 sq m / 1858 sq ft

Garage = 24.5 sq m / 264 sq ft

Total = 197.1 sq m / 2123 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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