



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 through 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 a 15 minute drive from the village. The property is located 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

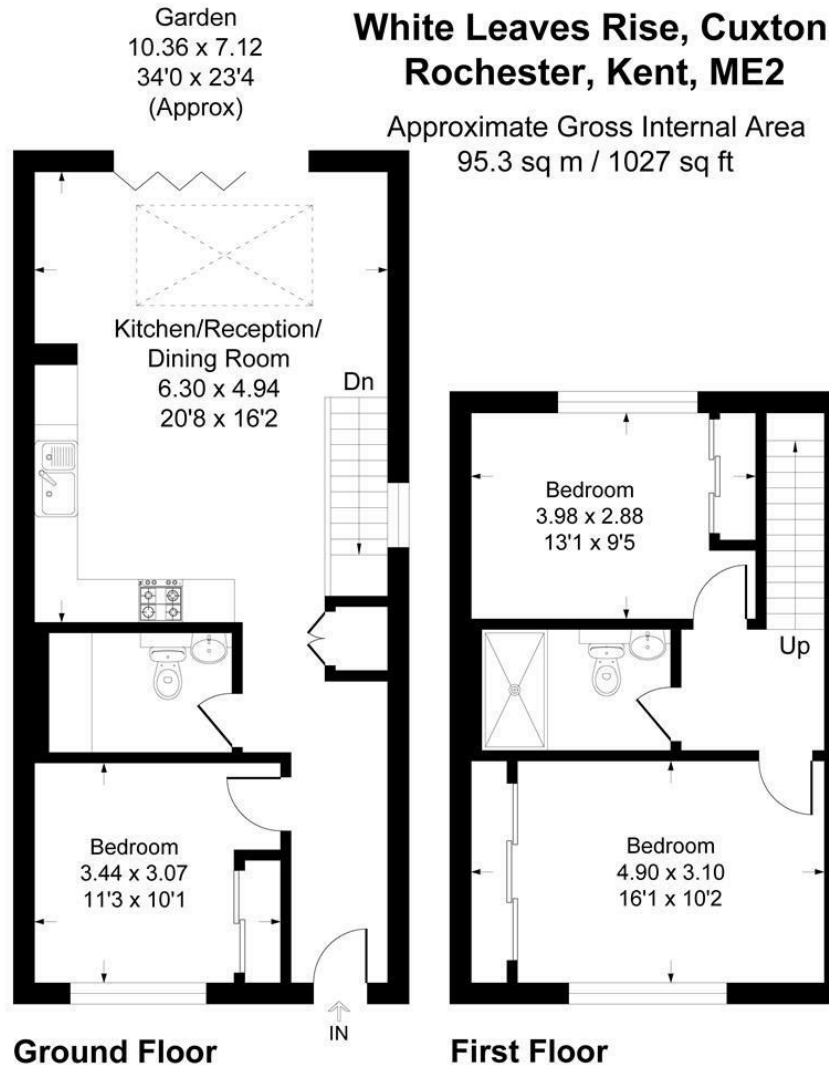
Property information

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

Kings gives notice that: 1 These particulars do not constitute an offer or contract or part of one and must not be relied upon as statements or representations of fact; and we have no authority to make or give any representation or warranties in relation to the property. 2 These particulars have been prepared in good faith and to be used as a general guide. They are not exhaustive and include information provided to us by other parties including the seller, of which may not have been verified. 3 The measurements, areas, distances, orientation and floor plans are approximate and should not be relied on. The text, floor plans and photographs are only for guidance and are not necessarily comprehensive. The photographs may not be current and certain aspects may have changed since the photographs were taken. 4 It should not be assumed that the property has all necessary planning, building regulation or other consents. 5 We have not tested any services, appliances or fittings. 6 Purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property

Station Approach, Meopham, Kent, DA13 0HP
T: 01474 814440

meopham@kings-estate-agents.co.uk

kings-estate-agents.co.uk

