



EQUUS

Country & Equestrian



SOUTH STREET FARM



SOUTH STREET FARM, Wrotham Road, Meopham, Kent DA13 0QJ

A well presented, detached farmhouse with 1 acre paddock (*TBV with further pastureland available by separate negotiation. The property offers versatile 4 bedroom accommodation (currently 2876 sqft) with excellent scope to further extend and/or reconfigure to include a 5th first floor bedroom and additional ground floor integral annexe if required.

The house is situated in a semi rural position with views to the front and rear and offers perfect options for those seeking a well located country/equestrian home being set near to local village amenities and with easy access to fast road and rail commuting links. No Chain.

LOCATION & AREA AWARENESS

The property is approached from a front entrance driveway into a spacious parking area with large Triple garage. For a good range of local amenities the village of Meopham is around half a mile away with well known cricket green and two parades of shops, one of which includes a Tesco Express, a number of renowned Public Houses, post office, primary school, secondary school and doctors surgery, as well as a main line railway station offering excellent commuting links with direct services to London Victoria. For further rail commuting other alternatives include a High Speed link at Ebbsfleet International station, just two junctions along the nearby A2 with services connecting to Stratford International and St Pancras International (for Kings Cross) in under 25 minutes. Further primary schools in the locality Vigo and Culverstone Green and grammar schools in Gravesend. For more comprehensive shopping and amenities the busy towns of Dartford and Gravesend are in convenient driving distance as is Bluewater Park shopping complex. Road links to the A2, M25, M2 and M20 are all close by making routes to London or airports including Gatwick and Heathrow, relatively easy!

ACCOMMODATION - refer to the floor plan

GROUND FLOOR - Offering flexible accommodation with opportunities to reconfigure to incorporate an integral annexe. Enclosed entrance porch.

Three reception rooms including a SITTING ROOM which is bay-fronted enjoying lots of natural light, FORMAL DINING ROOM and a STUDY.

An extended KITCHEN/BREAKFAST ROOM offers a lovely countryside outlook to the rear with French doors out to a patio and garden.

DOWNSTAIRS BATHROOM

LARGE UTILITY ROOM

BOOT ROOM (could be adapted into an additional bathroom/shower-room).

FIRST FLOOR - Large, lobby style landing, (which could be adapted into a fifth bedroom).

3 SPACIOUS DOUBLE BEDROOMS and a slightly smaller 4th BEDROOM.

All rooms offer generous, square proportions, with the master being double aspect giving far reaching views over countryside. (N.B. There is enough space for en-suite bathrooms to be created to serve the 3 large double bedrooms).

LARGE FAMILY BATHROOM which includes bath, separate shower cubicle, wash-hand basin and toilet.

OUTSIDE -There is a sizeable, well maintained, enclosed rear garden including a large patio space with the balance laid-to-lawn. T

GARAGES

Three car garaging arranged as a double and single unit set off the drive.

LAND & GROUNDS

The land being offered extends to approximately 1 acre (*TBV). This is the whole site including the garden, house and paddock. There is a further adjoining parcel of pastureland amounting in total to 5 acres (*TBV) also available for sale by separate negotiation. N.B. *The acreage and land shown or stated on any map, plan or particulars is TBV (To Be Verified). This means the land has not been formally measured or verified by Equus or the sellers. A Title Plan from the Land Registry will be available, where possible, showing the boundary and stated acreage. Interested parties wishing to verify the exact area should make their own enquiries via their solicitor and, if required, commission a suitably qualified professional to undertake a formal measurement.





HELPFUL WEBSITE LINKS

We recommend that you visit the local authority website pertaining to the property you are interested in buying for all the planning consents / restrictions / history and the following websites for more helpful information about the property and surrounding local area before proceeding in a purchase:

www.goodschoolsguide.co.uk | www.homecheck.co.uk | www.floodrisk.co.uk | www.environment-agency.gov.uk - www.landregistry.gov.uk | www.homeoffice.gov.uk | www.ukradon.org
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>
<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/broadband-speeds/broadband-basics>

MATERIAL INFORMATION & SERVICES

TENURE: Freehold

PROPERTY TYPE: Detached / PROPERTY CONSTRUCTION: brick later extension brick and block

NUMBER & TYPE OF ROOM/S: 4 bedrooms and 3 receptions, 2 bathrooms: see attached floor plans.

PARKING: Off road / approx x4 or more.

LOCAL AUTHORITY: Gravesham / TAX BAND: G

EPC RATING: C 71/82 / Cert No: 9516-3048-8207-4625-2204

Full ratings & advisories/estimated costs are now online at the .gov web site: <https://find-energy-certificate.digital.communities.gov.uk/>

SERVICES

HEATING: LPG above ground 1200 litres tank / SEWAGE: mains /

WATER SUPPLY: Mains / ELECTRICITY SUPPLY: Mains

VIEWING ARRANGEMENTS

All Viewings are strictly by Appointment with the Vendors' Agent

Equus Country & Equestrian, South East/South West

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W: www.equusproperty.co.uk

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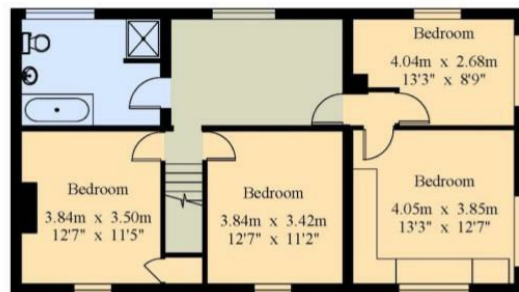
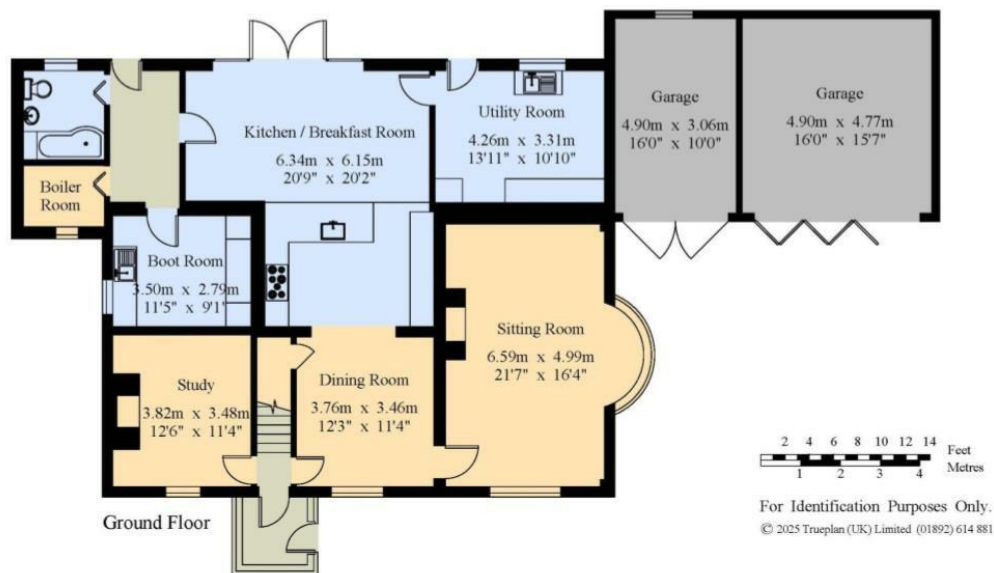
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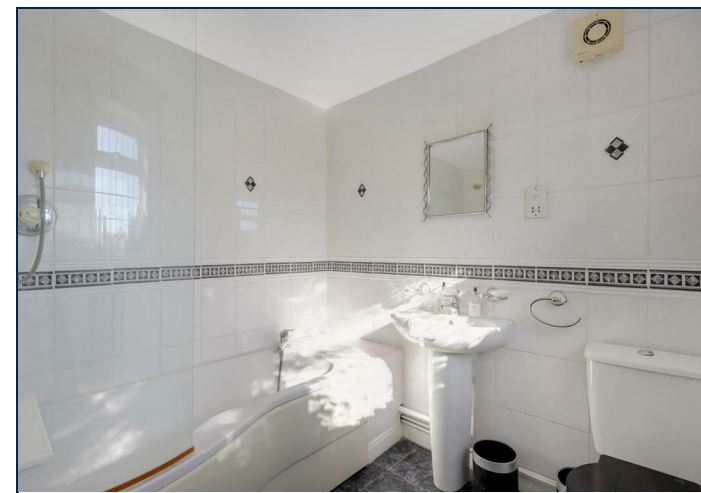
Guide price £925,000





Wrotham Road

Gross Internal Area : 267.2 sq.m (2876 sq.ft.)
(Including Garages)



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		82	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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