



Culverstone Green, Meopham DA13  
£765,000

**jdm**  
ESTATE AGENTS

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**Description:**

Just five 5 bedroom executive family homes (only 3 remaining) with two stylish house designs forming this exclusive development situated in Culverstone Green.

These stunning new homes of approx 2,768 sq ft plus double garage have a traditional tile hung design and are perfectly positioned in a picturesque rural setting with open fields and woodland around. Arranged in a private cul-de-sac, these family detached homes enjoy double garages, generously proportioned rooms and a large attic/ play room.

Whilst enjoying this private setting, the homes still have access to some of the very best road and rail links to London and beyond, for the perfect balance between town and country.

Located on the south side of Meopham, The Grange is on the doorstep of Trosley Country Park, which covers 250 acres of the North Downs and is ideal for walks and nature trails. Culverstone itself has its own primary school, community centre and good local amenities. The Cricketers pub nearby serves lovely gastro food, whilst for further restaurants and shopping opportunities, the towns of Gravesend, Maidstone and Sevenoaks are all within easy reach offering everything in terms of dining and shopping essentials.

It is also perfect for families being just 0.5 miles away from Culverstone Green primary school and the outstanding Meopham Community Primary School approximately 3 Miles distant. Meanwhile, for secondary education, Gravesend Grammar School is just 6 miles distant, while Maidstone Grammar Schools are approximately 8 miles away.

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**Directions:** From the M25 - Leave M25 at junction 3 taking 1st branch left, join M20 motorway, leave M20 at junction 2, at roundabout take 3rd exit onto A20 towards Gravesend, at roundabout take 1st exit onto the A227, in Culverstone Green turn right onto Whitepost Lane, turn left onto Conifer Drive, The Grange is at the far end.

**Tenure:** Freehold

**Council Tax Band:** TBA

**Local Authority:** Gravesham Borough Council

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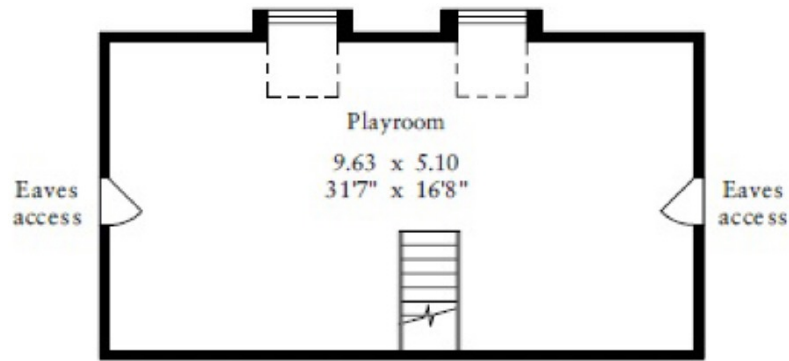
**Room Dimensions:**

Drawing Room	4.92 x 4.44
Kitchen/Breakfast Room	6.93 x 4.88
Utility Room	
Dining Room	3.47 X 3.35
Study	3.63 X 2.19
Cloakroom	
First Floor Landing	
Master Bedroom	5.62 x 3.83
En-Suite to Master Bedroom	
Bedroom 2 / Guest Bedroom	4.69 x 3.70
En-Suite to Bedroom 2	
Bedroom 3	4.08 x 4.05
Bedroom 4	4.13 x 3.59
Bedroom 5	2.95 x 2.48
Family Bathroom	
Second Floor	
Play Room	9.63 x 5.10
Outside	
Double Garage	5.43 x 5.13
Fully enclosed rear garden	

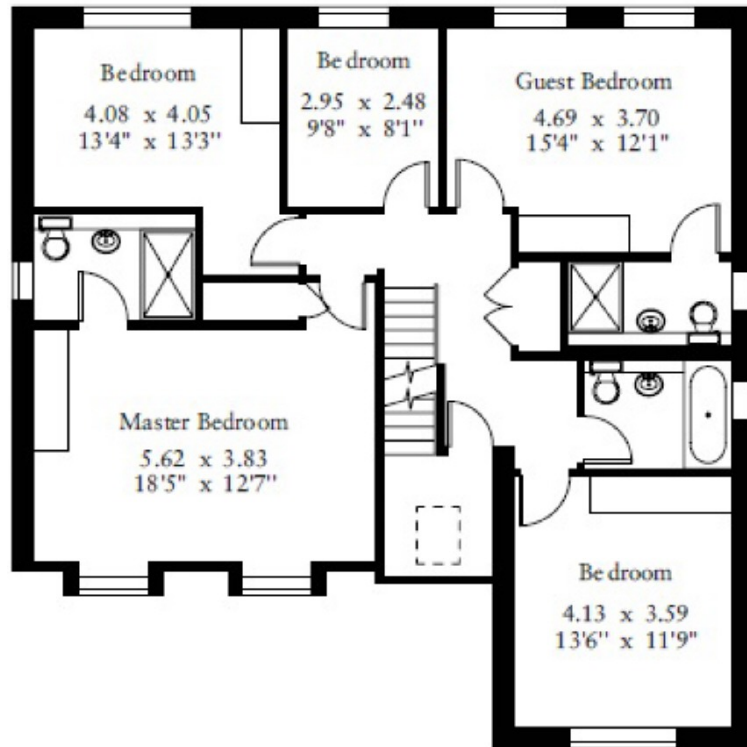


Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A				(92-100) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(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 <sub>2</sub> emissions			
England & Wales		82	82	England & Wales		84	84
EU Directive 2002/91/EC				EU Directive 2002/91/EC			

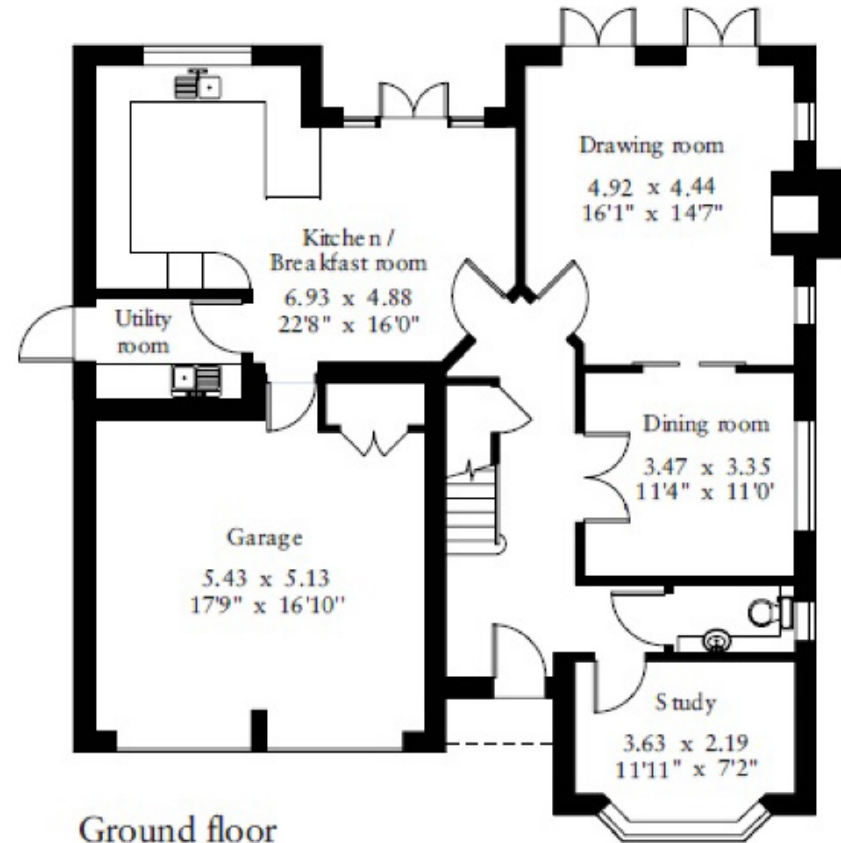
Please contact the branch for a complete copy of the EPC document



Second floor



First floor



Ground floor

IMPORTANT NOTICE

jdm must advise that although every effort has been made to ensure the accuracy of these details they form no part of any contract and are issued without any responsibility on the part of the agents or vendor. Photographs may have been taken using a wide angle lens. Any floor plans shown are not to scale. All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been obtained. We have not carried out a survey of the property nor have we tested any services, systems or appliances at this property. We strongly recommend that all the information we provide is verified by yourselves on inspection and by your Surveyor and Solicitor or Legal Adviser.

jdm recommends Independent Mortgage Advice. For help with your mortgage please contact your local branch. Your home may be repossessed if you do not keep up repayments on your mortgage. Written quotations available on request.

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