



Price

£1,200,000

Freehold

4x  2x  3x 

Pear Tree Lane, Shorne,  
Gravesend, Kent, DA12

**OVER 60?**

Secure this property  
for up to **59% less!**

*Wards*  
Helping you move forwards

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge: 22'3 x 11'8 (6.79m x 3.56m)

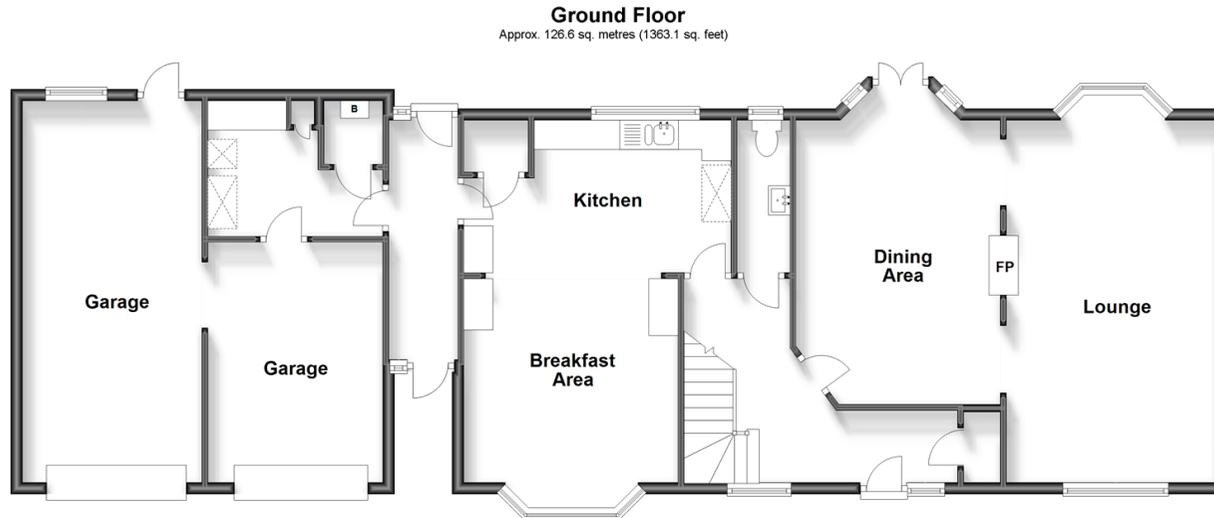
Dining Area: 18'1 x 11'5 (5.52m x 3.48m)

Cloakroom

Breakfast Area : 12'9 x 11'9 (3.89m x 3.58m)

Kitchen : 15'0 x 8'7 (4.58m x 2.62m)

Utility Room : 7'6 x 7'0 (2.29m x 2.14m)



### FIRST FLOOR

Landing

Bedroom 1: 12'7 x 10'9 (3.84m x 3.28m)

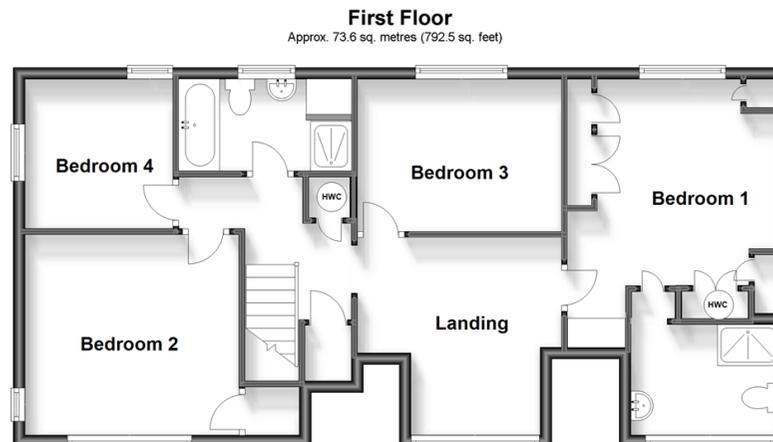
En-suite Shower Room

Bedroom 2: 11'9 x 11'0 (3.58m x 3.36m)

Bedroom 3: 11'4 x 9'0 (3.46m x 2.75m)

Bedroom 4: 8'7 x 8'4 (2.62m x 2.54m)

Bathroom



### OUTSIDE

Front Garden

Driveway

Double Garage

Rear Garden



## Main features

- Rarely available home situated in a popular village
- Large wraparound garden
- Extended living and bedroom space
- Large double garage
- Walking distance of village pub and countryside walks
- Short walk away from the popular Shorne Country Park



### Nearest Schools

Primary Schools: Shorne C of E Voluntary Controlled Primary 0.6 miles, Higham Primary 1.5 miles

Secondary Schools: Gad's Hill School 0.8 miles, Strood Academy 1.3 miles, Cobham Hall 1.6 miles



### Transport Information

Train Stations: Higham 1.6 miles, Cuxton 2.4 miles, Strood 2.7 miles



### Address

Pear Tree Lane, Shorne, Gravesend, Kent, DA12



### Directions

For directions to this property please contact us.



**Wards**  
Helping you move forwards

Call Gravesend Branch 01474 352417 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

EPC RATING

CURRENT: **D(58)** POTENTIAL: **C(77)**

11139573/20231106/MM/NO