



**Price**  
**£900,000**

**Freehold**

4x  1x  1x 

**Wrotham Road,  
Meopham, Kent, DA13**

*Wards*  
Helping you move forwards



## Main features

- Incredible plot of 0.8656 acres, split across 2 title deeds
- Superb development opportunity (subject to consents)
- Close to Meopham Secondary School
- Versatile accommodation with bedrooms to both floors
- Ideal for car fanatics with ample off road parking

## Accommodation

### GROUND FLOOR

Porch

Lounge: 12'6 x 12'0 (3.81m x 3.66m)

Dining Area: 12'1 x 12'0 (3.69m x 3.66m)

Kitchen: 11'0 x 10'0 (3.36m x 3.05m)

Utility Room: 7'9 x 4'8 (2.36m x 1.42m)

Inner Hallway

Cloakroom: 5'7 x 2'8 (1.70m x 0.81m)

Bedroom 3: 15'1 x 11'11 (4.60m x 3.63m)

Bedroom 4: (L-shaped) 9'11 x 8'6 (3.02m x 2.59m) plus 4'10 x 3'8 (1.47m x 1.12m)

### FIRST FLOOR

Landing

Bedroom 1: 16'5 x 15'1 (5.01m x 4.60m)

Bedroom 2: 11'6 x 10'11 (3.51m x 3.33m) plus 14'9 x 8'8 (4.50m x 2.64m)

Bathroom: 8'10 x 8'5 (2.69m x 2.57m)

### OUTSIDE

Garage

Driveway

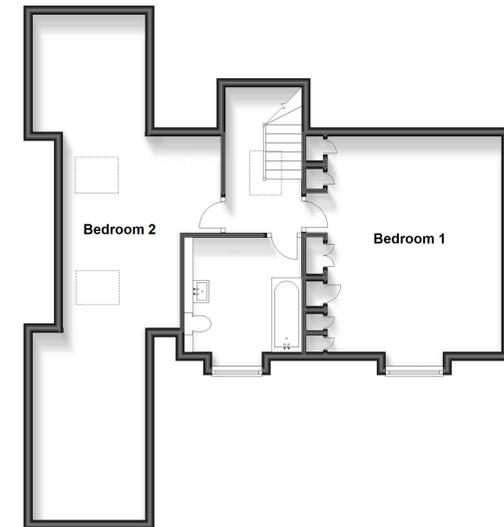
Front Garden

Large Rear Garden

Ground Floor  
Approx. 104.6 sq. metres (1126.3 sq. feet)



First Floor  
Approx. 69.3 sq. metres (745.9 sq. feet)



Call Meopham - 01474 813100 ■ [wardsokent.co.uk](http://wardsokent.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



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