



**Price**  
**£630,000**

**Freehold**

4x  2x  2x 

**Scratton Fields, Sole  
Street, Kent, DA12**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- Impressively extended to suit larger households
- Short walk to Sole Street Station with links to London Victoria
- Stunning open plan kitchen/dining area, ideal for entertaining guests
- Study, perfect for remote working
- Catchment area for Cobham Primary School

## Accommodation

### GROUND FLOOR

- Porch: 5'4 x 4'1 (1.63m x 1.25m)
- Entrance Hall
- Cloakroom: 7'1 x 3'2 (2.16m x 0.97m)
- Lounge: 12'8 x 11'4 (3.86m x 3.46m)
- Study: (L-shaped) 7'0 x 6'3 (2.14m x 1.91m) plus 3'4 x 2'9 (1.02m x 0.84m)
- Kitchen: 16'3 x 10'4 (4.96m x 3.15m)
- Sitting/Dining Area: (L-shaped) 12'10 x 11'1 (3.91m x 3.38m) plus 11'2 x 6'9 (3.41m x 2.06m)

### FIRST FLOOR

- Landing
- Bedroom 1: 14'6 x 10'0 (4.42m x 3.05m)
- Ensuite Shower Room: 6'1 x 6'0 (1.86m x 1.83m)
- Bedroom 2: 11'5 x 10'2 (3.48m x 3.10m)
- Bedroom 3: (L-shaped) 12'9 x 8'7 (3.89m x 2.62m) plus 2'11 x 2'9 (0.89m x 0.84m)
- Bedroom 4: 9'0 x 7'8 (2.75m x 2.34m)
- Bathroom: 10'4 x 7'6 (3.15m x 2.29m)

### OUTSIDE

- Driveway
- Front Garden
- Rear Garden

**Ground Floor**  
Approx. 71.2 sq. metres (765.9 sq. feet)



**First Floor**  
Approx. 68.2 sq. metres (733.8 sq. feet)



**Call Meopham - 01474 813100 ■ [wardsof Kent.co.uk](http://wardsof Kent.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.

