



Price

£800,000

Freehold

4x  2x  2x 

**Greenlands, Sole Street,
Cobham, Kent, DA12**

OVER 60?

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

Wards
Helping you move forwards

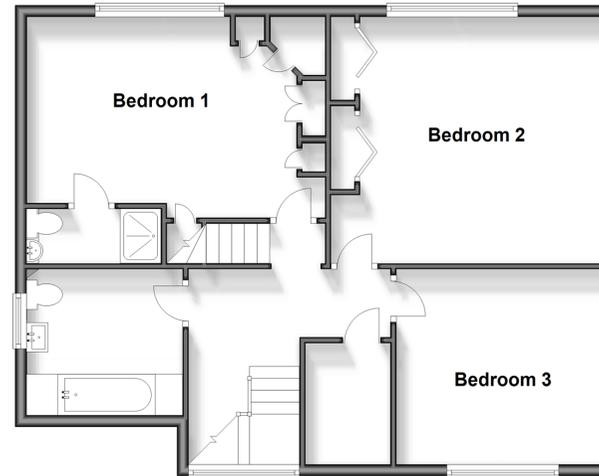
Ground Floor

Approx. 108.7 sq. metres (1170.5 sq. feet)



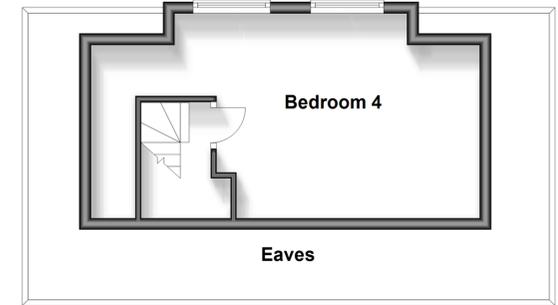
First Floor

Approx. 74.3 sq. metres (799.2 sq. feet)



Second Floor

Approx. 22.0 sq. metres (236.7 sq. feet)



Accommodation

GROUND FLOOR

Porch: (L-shaped) 7'11 x 6'6 (2.41m x 1.98m) plus 5'1 x 4'0 (1.55m x 1.22m)

Entrance Hall

Cloakroom: (L-shaped) 6'4 x 2'11 (1.93m x 0.89m) plus 2'5 x 2'0 (0.74m x 0.61m)

Lounge: 16'10 x 13'11 (5.13m x 4.24m)

Sitting Room: 15'4 x 13'11 (4.68m x 4.24m)

Dining Area: 11'11 x 10'11 (3.63m x 3.33m)

Kitchen: 12'0 x 7'9 (3.66m x 2.36m)

Utility Room: 20'7 x 4'7 (6.28m x 1.40m)

FIRST FLOOR

Landing

Bedroom 1: 16'11 x 11'2 (5.16m x 3.41m)

Ensuite Shower Room: 7'7 x 3'3 (2.31m x 0.99m)

Bedroom 2: 15'3 x 13'11 (4.65m x 4.24m)

Bedroom 3: 11'10 x 11'0 (3.61m x 3.36m)

Bathroom: 8'2 x 8'1 (2.49m x 2.47m)

SECOND FLOOR

Landing

Bedroom 4: (L-shaped) 14'9 x 11'9 (4.50m x 3.58m) plus 4'10 x 2'8 (1.47m x 0.81m)

OUTSIDE

Garage: 20'6 x 8'1 (6.25m x 2.47m)

Driveway

Front Garden

Rear Garden

Summerhouse: 15'8 x 9'0 (4.78m x 2.75m)

Storage



Main features

- Stunning picturesque countryside views
- Sublime extensions have transformed the size of the home
- Popular village location, short walk to Sole Street Station
- Incredible potential for further extensions (subject to consents)
- Catchment for highly rated primary and secondary schools



Nearest Schools

Primary Schools: Cobham Primary 1.0 miles, Meopham Community Primary 1.1 miles, Singlewell Primary 1.9 miles
Secondary Schools: Helen Allison School 1.1 miles, Meopham School 1.3 miles, Cobham Hall 1.4 miles



Transport Information

Train Stations: Sole Street 0.1 miles, Meopham 0.8 miles, Cuxton 3.4 miles



Address

Greenlands, Sole Street, Cobham, Kent, DA12



Directions

For directions to this property please contact us.



Wards
Helping you move forwards

Call Meopham Branch 01474 813100 ■ 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(56) POTENTIAL: C(78)

13325668/20240207/DF/DF