



OVER 60?

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

Price
£425,000

Freehold

3x  1x  1x 

**The Knole, Istead Rise,
Kent, DA13**

Wards
Helping you move forwards



Main features

- Picturesque countryside views with stunning walks nearby
- Excellent size driveway with garage
- Single storey extension providing additional accommodation
- Spacious rear garden providing outdoor entertainment area
- Exciting potential to alter layout/extend (subject to consents)

Accommodation

GROUND FLOOR

Porch

Lounge: (L-shaped) 18'7 x 11'4 (5.67m x 3.46m) plus 10'3 x 1'7 (3.13m x 0.48m)

Office Area: 8'11 x 4'0 (2.72m x 1.22m)

Dining Room: 8'5 x 8'0 (2.57m x 2.44m) plus 8'11 x 6'4 (2.72m x 1.93m)

Kitchen: 10'0 x 7'4 (3.05m x 2.24m)

Breakfast Area: 7'11 x 7'5 (2.41m x 2.26m)

FIRST FLOOR

Landing

Bedroom 1: 12'11 x 9'10 (3.94m x 3.00m)

Bedroom 2: 10'9 x 9'11 (3.28m x 3.02m)

Bedroom 3: 9'11 x 6'5 (3.02m x 1.96m)

Bathroom : 7'0 x 6'4 (2.14m x 1.93m)

OUTSIDE

Driveway

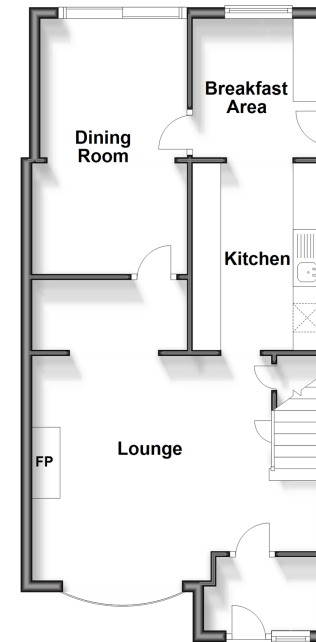
Garage

Front Garden

Rear Garden

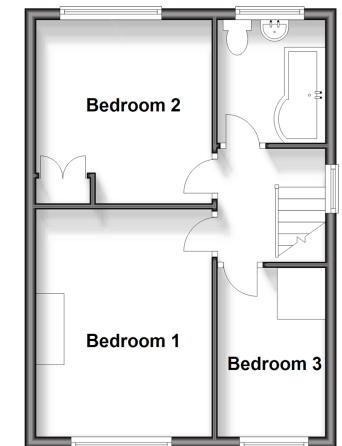
Ground Floor

Approx. 52.4 sq. metres (564.1 sq. feet)



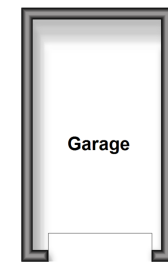
First Floor

Approx. 37.6 sq. metres (404.8 sq. feet)



Outbuilding

Approx. 9.3 sq. metres (99.6 sq. feet)



Call Meopham - 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.



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