



**Price**  
**£550,000**

**Freehold**

3x  1x  2x 

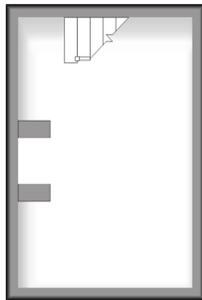
**The Street, Cobham,  
Kent, DA12**

**OVER 60?**

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

*Wards*  
Helping you move forwards

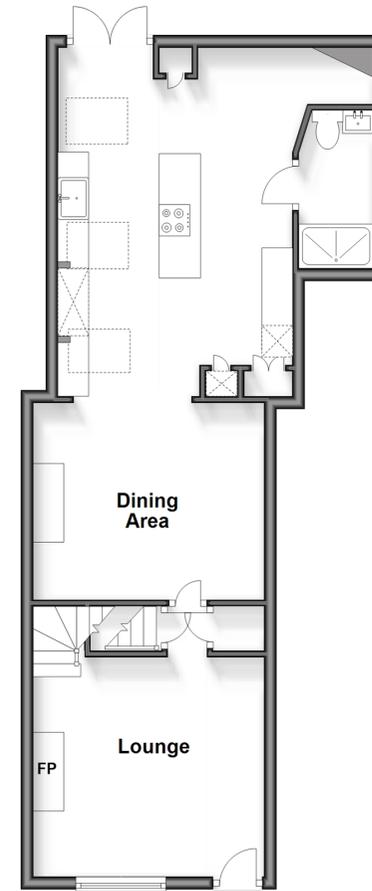
**Basement**  
Approx. 12.2 sq. metres (130.8 sq. feet)



**Split Level First Floor**  
Approx. 45.1 sq. metres (485.4 sq. feet)



**Split Level Ground Floor**  
Approx. 54.4 sq. metres (585.3 sq. feet)



## Accommodation

### SPLIT LEVEL GROUND FLOOR

Lounge: 12'8 x 12'7 (3.86m x 3.84m)  
Dining Area: 12'4 x 10'3 (3.76m x 3.13m)  
Kitchen/Breakfast Area: 17'6 x 13'7 (5.34m x 4.14m)  
Shower Room: 8'2 x 4'0 (2.49m x 1.22m)

### BASEMENT

Cellar: 14'0 x 9'6 (4.27m x 2.90m)

### SPLIT LEVEL FIRST FLOOR

Landing  
Bedroom 1: (L-shaped) 12'7 x 10'10 (3.84m x 3.30m) plus 6'3 x 2'7 (1.91m x 0.79m)  
Ensuite Cloakroom: 5'11 x 3'0 (1.80m x 0.92m)  
Bedroom 2: 11'9 x 11'6 (3.58m x 3.51m)  
Bedroom 3: 10'4 x 7'10 (3.15m x 2.39m)

### OUTSIDE

Rear Garden



## Main features

- Beautiful blend of sublime modern contemporary and period features
- Short drive to Sole Street Station
- Walking distance to 'outstanding Ofsted' rated Cobham Primary and Secondary Schools
- Impressive condition throughout, with high quality finishes, and open plan layout
- Desirable village location with popular pubs, football fields and Cobham Church nearby



### Nearest Schools

Primary Schools: Cobham Primary 0.1 miles, Meopham Community Primary 2.0 miles

Secondary Schools: Cobham Hall 0.6 miles, Meopham Secondary School 2.2 miles, Gravesend Grammer School



### Transport Information

Train Stations: Sole Street 1.0 miles, Meopham 1.6 miles, Cuxton 2.8 miles



### Address

The Street, Cobham, Kent, DA12



### Directions

For directions to this property please contact us.



**Wards**  
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Call Meopham Branch 01474 813100 ■ [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:	POTENTIAL:
	E(44)	C(74)

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