



 3
Bedrooms

 2
Bathrooms




Wow what a Tardis of a house! This is one you really need to see to appreciate. The size and scope are really quite something. Not many houses can claim to have a conservatory instead of a porch, but this one can. Move through into the hallway and to your left you'll find the master bedroom with the most enormous walk in wardrobe we've ever seen. Next to the Master Bedroom is the remodelled wet room with rainfall shower and further down the hallway you have the living room to one side the rest of the house to the other. The near 7 meter long living room has plenty of space for relaxing and watching tv at one end and dining in comfort at the other, with light pouring in from each end due to the large window to the front and patio doors to the rear.

On the opposite side of the hallway there is bedroom 3, a large double bedroom and then we have a second hallway, currently used as a utility area and the W/C. This hallway leads through to the well stocked kitchen. From here you can access the garden or use the back door to step out and across to the workshop area, again bigger than a large double bedroom. Upstairs you will find bedroom 2, the only room on this floor. Externally to the front there is parking for several vehicles amongst the well positioned trees and bushes whilst the rear garden is enclosed and private and comprises a deck area to the rear of the living room, turf, patio, 2 sheds and a brick built pizza oven.

Snodland is located closely to the North Downs in an area of outstanding Natural Beauty benefiting from fabulous walks in all directions from the village. Holly Hill is one of the highest points in Kent with views across to Canary Wharf, head towards Leybourne for walks around the lakes or enjoy riverside walks along the river Medway. Transport links are excellent with the M20 and M2 for easy access to the M25. Rail connections are provided at the nearby Snodland railway station with its fast service into London. For families there is a choice of 'Ofsted Good' rated primary schools, nurseries and Secondary all within walking distance. The village itself has a wide choice of shops and amenities such as local bakers, convenience stores, pet shop, hairdressers, vets, cafes and restaurants to name a few. The community sports centre is again within walking distance offering a range of clubs and activities and a diving school in nearby Holborough Lakes.

For those who like shopping Bluewater is just over 20 minutes via car, whilst both the historic towns of West Malling and Rochester can be reached within 15 minutes by car, providing the services you would expect from significant towns as well as offering several restaurants, pubs and places of interest.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		84
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 



Address: Birling Road, ME6

