



Owlswood Cottage, Priestwood Road, Harvel, DA13 0DA

**Guide price £600,000**

Residential Sales, Lettings and Management, Land & New Homes

**Kings**

A detached cottage sited on a plot of 0.66 acres in the sought after hamlet of Harvel.

The accommodation comprises entrance porch, lounge, dining room, kitchen, utility, ground floor bathroom and bedroom, first floor landing, two further bedrooms and to be bathroom.

There is a detached double/triple garage and several large outbuildings that are dilapidated.

The condition of the property is part finished however the current owners have re-wired and re-roofed the building.

The property is sold with the benefit of planning permission granted in 2006 that has been implemented for Construction of pitched roof over existing side extension with dormer window in proposed front roof slope; conversion of proposed roof space into a bedroom; erection of a conservatory at the rear and erection of a detached triple garage at the side. Documents can be viewed at [www.gravesham.gov.uk/online-applications/](http://www.gravesham.gov.uk/online-applications/) Ref 20060049

## **LOCATION**

The Hamlet of Harvel is sited just outside the village of Meopham and remains one of the most sought after locations within the parish. Nearby Meopham is sited between Gravesend and Wrotham on the A227 and benefits from many local amenities and transportation links. The A2/M2 and M20/26 motorway networks are both within easy reach as is Meopham mainline rail station with services to Victoria (35mins), Ebbsfleet International station is within a short drive and Gatwick can be reached in approximately 40 minutes. There are several local primary and secondary schools within Meopham and the neighbouring villages and grammar schools at nearby Gravesend and

Dartford. Local shops are found at Meopham Parade with more comprehensive shopping facilities found at Waitrose in Longfield, Morrisons in Northfleet and of course Bluewater at Greenhithe (10 mins).

## **DIRECTIONS**

From our Meopham office proceed south along the A227 Wrotham Road for approximately 1.5 Miles. Turn left into The Street, opposite The George pub, and then right into Whitehill Road. After approximately one mile take the left fork in the road into Horns Oak Road and and continue to the T-junction with Priestfield Road. Turn right and the property is found a short way along on the left.

EPC Rated F

## **VIEWING**

Strictly via prior appointment with Kings

## **VENDOR IMPROVEMENTS**

Cavity wall insulation

Rock wall insulation under all floors both ground and first

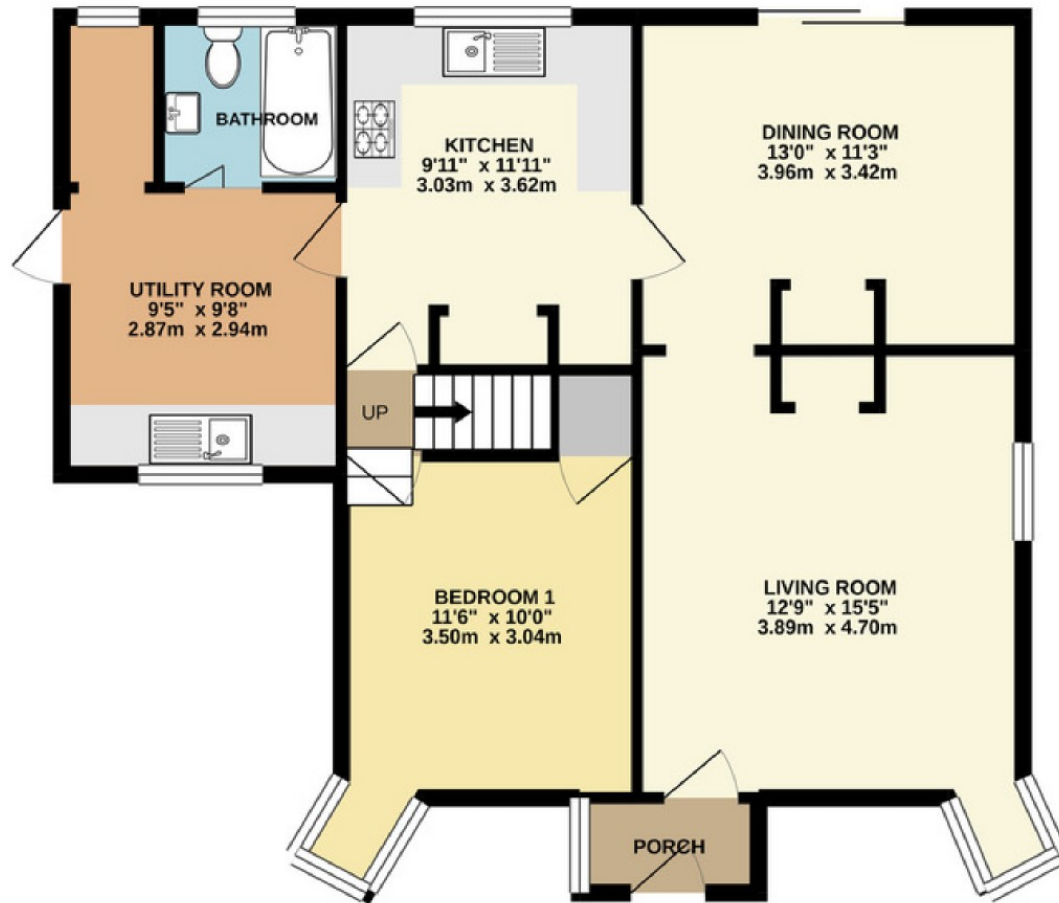
Celotex insulation board in roof along with TLX Multi-foil insulation.

Installed damp proof course under floors at ground floor for all internal walls

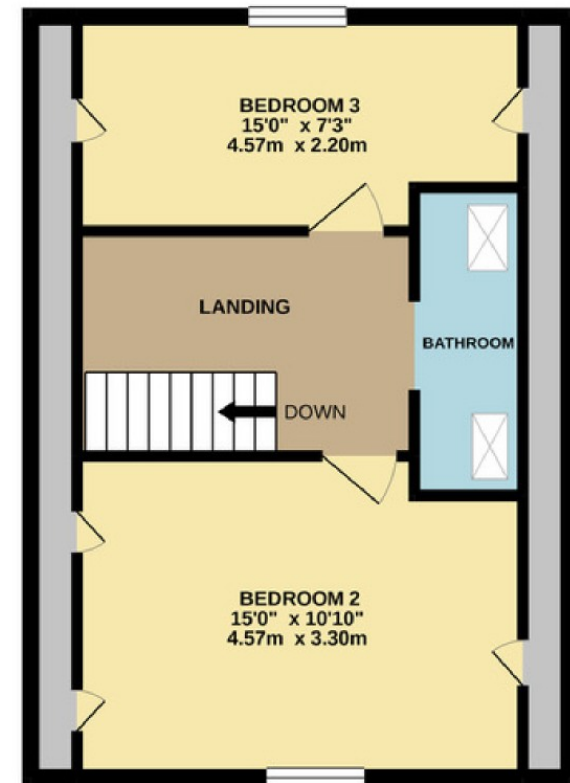
Plasterboard prepared living and bedrooms for finishing, ready for potential new owners to complete to their liking

Installed wooden 5 bar gates at front of property and between house and garage.

GROUND FLOOR  
782 sq.ft. (72.6 sq.m.) approx.



1ST FLOOR  
463 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA : 1245 sq.ft. (115.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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