



LORDS WOOD LANE



£1,100,000 Freehold

THE PROPERTY

A substantial property with flexible accommodation across three levels and is situated on a generous plot and extensive driveway.

On entering this fantastic home you are greeted by a striking vestibule entrance hall, with attractive stair case, which leads to a mezzanine landing. There are three reception rooms, the main reception offers open fire chimney breast and French doors leading onto an outstanding terrace.

The Kitchen has to be the heart of this home and offers a range of fitted units, ample work surfaces and a host of integrated appliances including fridge freezer, dishwasher and range cooker. The area is enhanced by a Dining room which is a great space for entertaining family and friends. There is a utility room and a cloakroom. The property also benefits from underfloor heating.

To the Ground floor there are further rooms which the current owners have utilised. One of the rooms being used as a beauty room. Would also be ideal as an office or a gym. The Ground floor also provides access to the Quadruple garage.

Moving to the Top floor there is an outstanding galleried landing that leads to five bedrooms. The premium is a great size with fitted wardrobes, en suite and French doors opening onto a Juliet balcony with splendid views over the garden.

The property is situated on a good sized plot with an extensive driveway to accommodate numerous cars leading to the Quadruple garage. The private large terrace is a lovely space to relax and entertain during the summer months. The extensive lawn area is a lovely place for children to play and be safe.

An internal viewing comes highly recommended to fully appreciate the huge amount of space on offer.





Entrance Hall

19' 5" x 13' 8" (5.92m x 4.17m)

Reception 1

38' 8" x 15' 7" (11.79m x 4.75m)

Kitchen/Breakfast Room

38' 3" x 11' 9" (11.66m x 3.58m)

Reception 2

18' 6" x 14' 4" (5.64m x 4.37m)

Office

14' 3" x 8' 5" (4.34m x 2.57m)

WC

Bathroom

16' 3" x 12' 6" (4.95m x 3.81m)



Study

12' 8" x 8' 7" (3.86m x 2.62m)

Basement

26' 6" x 19' 7" (8.08m x 5.97m)

Galleries Landing

19' 5" x 13' 9" (5.92m x 4.19m)

Premium Bedroom

32' 5" x 11' 1" (9.88m x 3.38m)

Ensuite

Family Bathroom

13' 7" x 10' 9" (4.14m x 3.28m)

Bedroom 2

13' 7" x 11' 8" (4.14m x 3.56m)



Bedroom 3

18' 7" x 11' 4" (5.66m x 3.45m)

Bedroom 4

18' 4" x 11' 8" (5.59m x 3.56m)

Bedroom 5

14' 5" x 14' 2" (4.39m x 4.32m)

Garden

280' 0" x 82' 0" (85.34m x 24.99m)

Front Driveway

81' 9" x 82' 1" (24.92m x 25.02m)

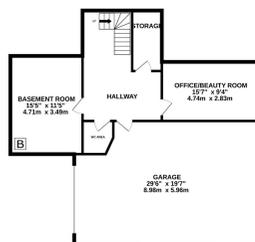


LORDS WOOD LANE, CHATHAM, KENT, ME5 8JT

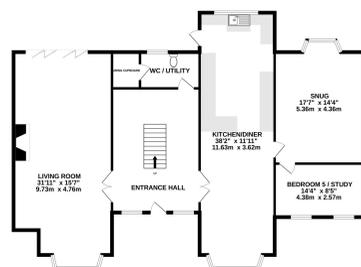
LOWER BASEMENT
575 sq.ft. (53.5 sq.m.) approx.



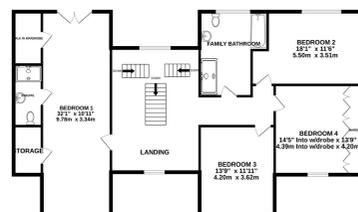
BASEMENT
1159 sq.ft. (107.0 sq.m.) approx.



GROUND FLOOR
1887 sq.ft. (174.7 sq.m.) approx.



1ST FLOOR
1496 sq.ft. (138.0 sq.m.) approx.



TOTAL FLOOR AREA : 4857 sq.ft. (451.2 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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EFFICIENCY RATINGS

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	79	83
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

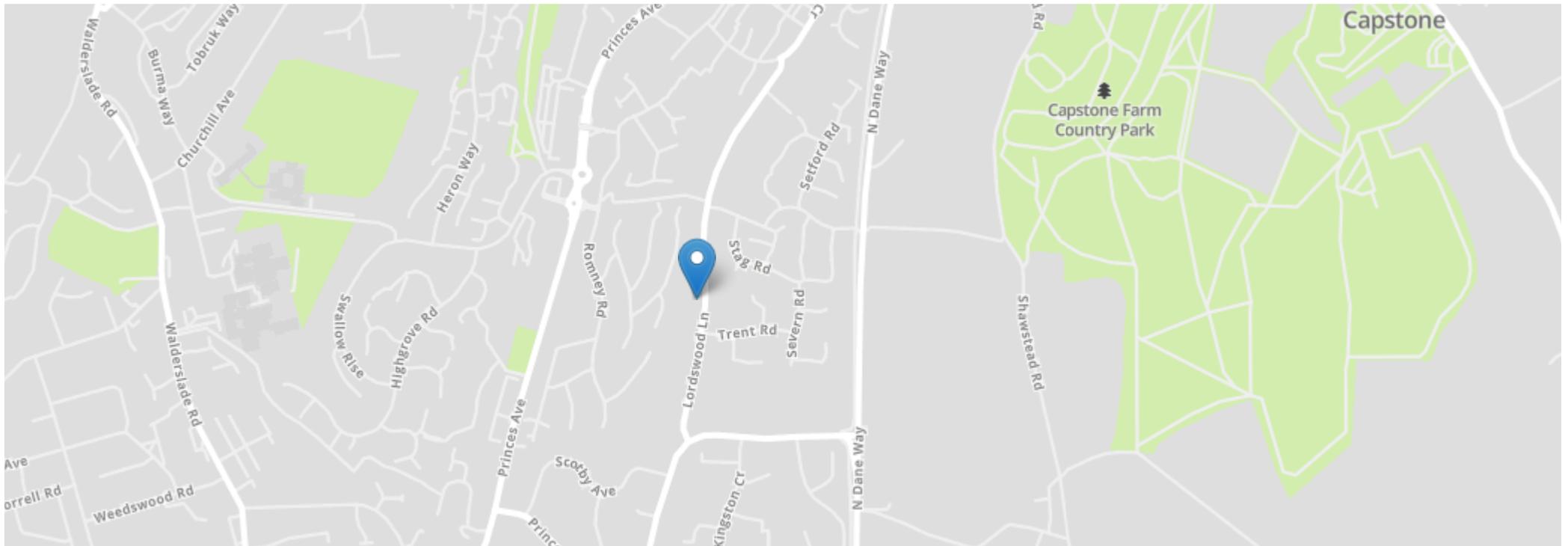
AGENT NOTES

These particulars are prepared as a general guide to a broad description of the property and should not be relied upon as a statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give nor do our employees or Greyfox have authority to make or give any representation or warranty to the property. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by you on inspection and your solicitor prior to exchange of contracts. If there are any points of particular importance to you we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important should you be travelling some distance to view and where statements have been made by us to the effect that the information has not been verified. The copyright of all details, photographs and floorplans remain exclusive to Greyfox. For details of our privacy policy and referral fee arrangements with any of our selected partner companies please visit <https://www.greyfox.co.uk/legal/privacy> and <https://www.greyfox.co.uk/referral-fees>.

Local Authority

Medway council

Band G



SITUATION

Lords Wood is a suburb of Chatham, located approximately 3 miles outside of Chatham Town Centre. With local amenities including local shops, schools and a sports leisure centre. With frequent bus services in to the main town centres and mainline railway stations. For those who need to commute, the property is close to Kings Ferry commuter coach pick up points and both the M2/M20 motorways servicing the coast and London.

DIRECTIONS

From Walderslade Road, at the roundabout take the 2nd Exit onto Robin Hood Lane. Turn right onto Walderslade Village Bypass and continue onto Walderslade Road. At the roundabout, take the 2nd exit onto Princes Avenue. At the next roundabout, take the 2nd exit onto Prince Charles Avenue. At the next roundabout, take the 1st exit onto Lords Wood Lane and at the final roundabout, take the 1st exit and stay on Lords Wood Lane. The property will be found

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Greyfox Prestige Walderslade

Walderslade Village Centre, Walderslade, Kent ME5 9LR
Sales: 01634 757027 | Lettings: 01634 865595 | Email: walderslade@greyfox.co.uk

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