



Pucks Down

Pondfield Lane, Shorne, Gravesend, Kent

**STRUTT
& PARKER**
BNP PARIBAS GROUP

An attractive and well presented five bedroom detached house in a sought after location

A light and spacious family house situated in a much sought after private road - beautifully appointed and retaining character. A large level and private garden of about 1 acre



**4 RECEPTION
ROOMS**



5 BEDROOMS



2 BATHROOMS



GARAGE



1 ACRE



FREEHOLD



VILLAGE



2965 SQ FT



**GUIDE PRICE
£1,750,000**

The property

A light and spacious family house situated in a much sought after private road - beautifully appointed and retaining character. A large level and private garden of about 1 acre.

For sale for the first time in many years this superb detached house - Pucks Down is an attractive and well planned detached house.

The elevations are of brick partially relieved by tile hanging, under a pitched tiled roof.

An entrance porch leads to the hall, with doors to the principal reception rooms and the stunning kitchen/breakfast room, with vast granite work surfaces and a central island. The beautiful beech kitchen furniture has a range of cupboards and drawers including a large double oven, a range and drinks fridge. Adjacent to the kitchen is a large utility room with cupboards and work surfaces.

Garden room with sliding doors to two aspects - roof lantern views over the garden, reading room/sitting area.

Delightful dining room - views to garden.

Sitting room with double aspect square bay window looking onto the garden. Stunning fireplace with polished stone surround.

First floor spacious landing - doors to bedrooms and family bathroom with large square ended bath, separate shower and vanity unit. Main bedroom suite with spacious bedroom wardrobes and en-suite shower room. The remaining four bedrooms are light and some have fitted wardrobes.

Study and cloakroom WC with bespoke fittings.





Outside

Pucks Down is accessed via a double gated driveway flanked by hedges.

The gardens and grounds are principally laid to lawn with a variety of mature trees and shrubs.

A terrace area wraps around the back of the house, ideal for entertaining. There is a summer house with terrace ideal, for entertaining too, and a gym/ workshop, garden store and pond.

In total about 1 acre.

Location

Pucks Down enjoys an enviable setting within a highly sought after location, the village of Shorne. The larger centers of Gravesend, Rochester and Bluewater are all within easy traveling distance and offer a further comprehensive range of shopping and cultural facilities, and amenities serving the usual day-to-day needs.

Distances

- Ebbsfleet International station 7.3 miles
- Rochester 4.8 miles
- Gravesend 4.5 miles
- Sevenoaks 23 miles

Nearby Schools

- Gad's Hill
- Cobham Hall
- The Bronte School
- Kings Rochester
- Grammar Schools in Rochester and Gravesend

Key Locations

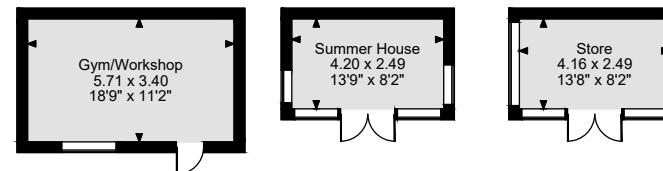
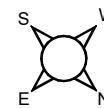
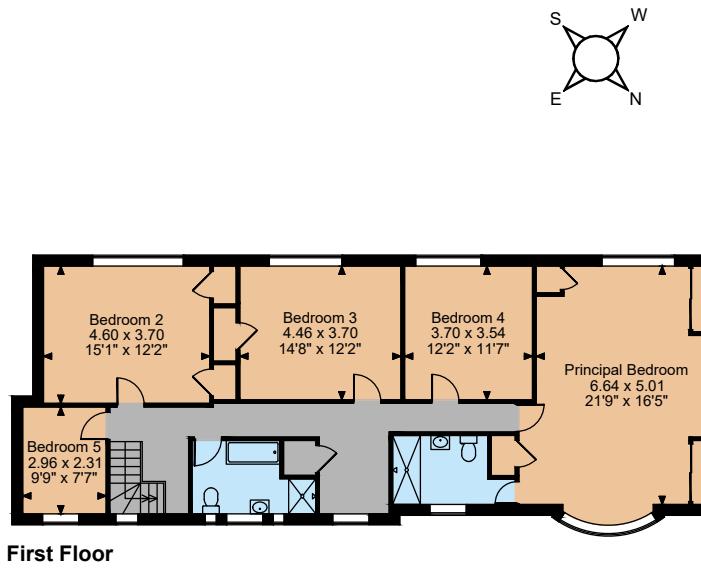
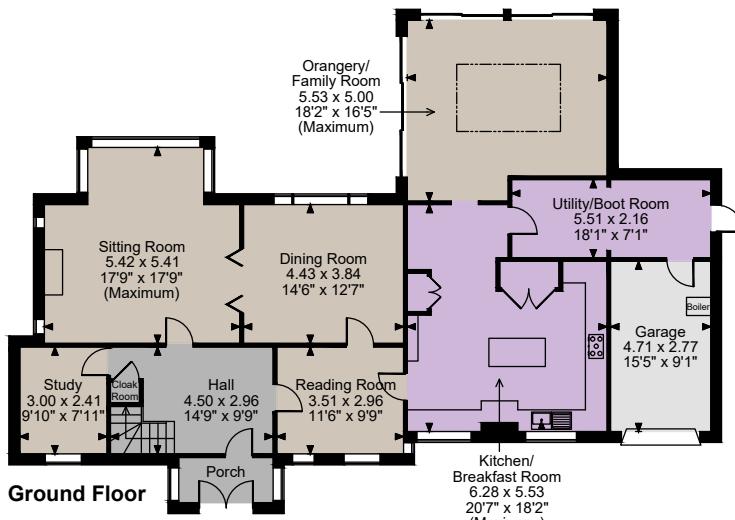
- Shorne Wood Country Park
- New Tavern Fort
- Rochester Cathedral











The position & size of doors, windows, appliances and other features are approximate only.

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Floorplans

House internal area 2,965 sq ft (276 sq m)
For identification purposes only.

Directions

DA12 3LD

what3words: ///jets.gear.plank

General

Local Authority: Gravesham Borough Council

Services: Mains electricity, water and gas. Private drainage.

We understand that the private drainage at this property is compliant with the relevant regulations.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gbs://checker.ofcom.org.uk/en-gb/>

Council Tax: H

EPC Rating: D

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