



# 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 fitments.









## 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





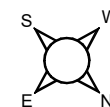
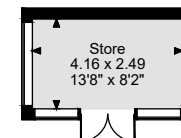
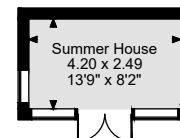
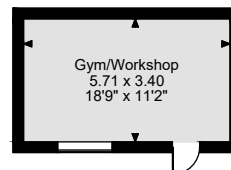
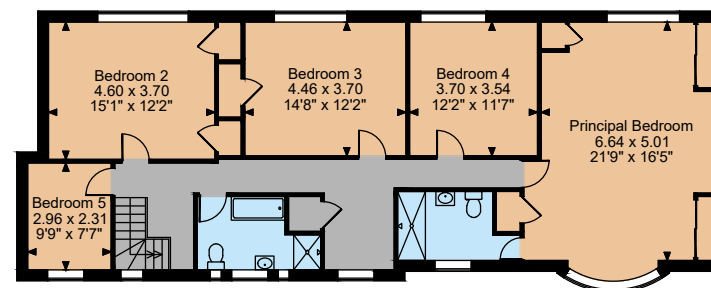
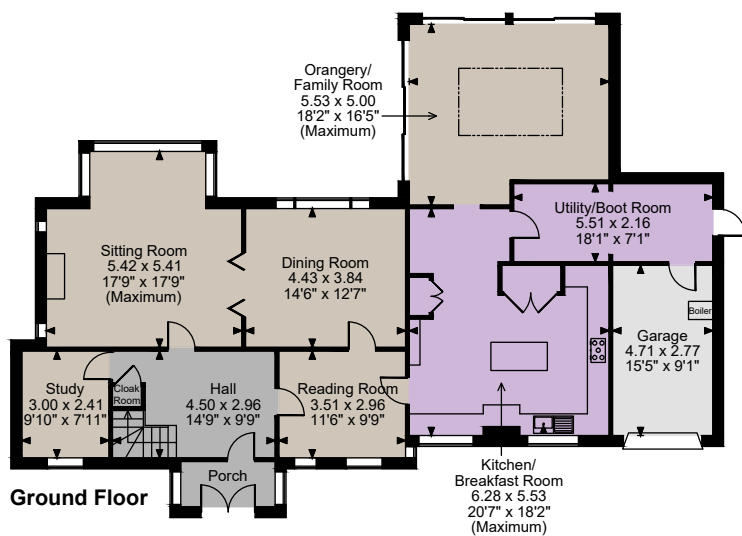












The position & size of doors, windows, appliances and other features are approximate only.  
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## Floorplans

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

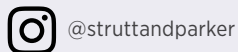
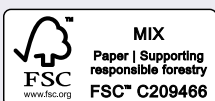
**EPC Rating:** D

## Sevenoaks

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