



Woodhill House

Wood Hill, Meopham, Gravesend, Kent

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A stunning detached house with gardens, stables, an indoor swimming pool, close to the popular village of Meopham

A handsome detached home with outbuildings and beautiful gardens, set in a picturesque rural position. The property features attractive brick elevations and large sash windows, while inside there is a wealth of elegant accommodation, including four bedrooms and well-proportioned reception rooms. In addition, the property features a stunning indoor swimming pool with views across the gardens.



3 RECEPTION ROOMS



4 BEDROOMS



3 BATHROOMS



DOUBLE GARAGE



10 ACRES



FREEHOLD



RURAL/VILLAGE



3,865 SQ FT



**GUIDE PRICE
£1,950,000**



The property

Woodhill House is a thoroughly impressive country house with more than 3,000 square feet of immaculate accommodation, including a large indoor swimming pool. Entering the home, you are greeted by the splendid reception hall with its tiled flooring, turned staircase and galleried landing above. Ground floor reception rooms include the dual aspect sitting room, which has a fireplace fitted with a woodburning stove, as well as French doors opening onto the rear gardens. Adjoining the sitting room, the snug also has French doors opening to the gardens, as well as a ceiling lantern skylight. The room is ideal as a light, airy space in which to relax, or for use as a home gym, connecting to the 49ft pool room with its indoor swimming pool, with dual French doors to the gardens and a ceiling lantern skylight flooding the space with natural light.

Also on the ground floor there is a 33ft, open-plan kitchen and breakfast room with shaker-style fitted units, a central island and breakfast bar, a stainless steel range cooker and space for a family dining table.

The adjoining utility room offers further space for home storage and appliances.

Upstairs, the galleried landing leads to four well-presented double bedrooms, each of which has built-in storage, including the luxury principal bedroom with its en suite shower room and Juliet balcony overlooking the rear gardens. The first floor also has a family bathroom with a separate shower unit.

The property also benefits from an extensive solar panel battery storage system, 26 x panels 10KW battery.

Outside

The house is set in a peaceful rural position and surrounded by stunning landscaped gardens, with open fields and woodland beyond. At the entrance the property, gates open onto the gravel driveway, which leads to a parking area and turning circle in front of the house and the detached carport to the side. At the rear, the gardens feature a patio area across the back of the house and extensive lawns, divided into discreet





areas by box hedging, dwarf walls and border beds.

Additional features include an ornamental pond, a meadow with a larger pond that attracts plenty of wildlife, wooden pergolas, a timber-framed gazebo and a garden bar with a deck beside the pond.

The wider grounds feature several outbuildings, including a pavilion with a pizza oven, workshop, 2 hay barns, garden and tractor store and a stable block with 5 stables, 1 tack room, 1 store room. An all weather manège and other paddock and access to further fields and paddocks for equine training and exercise.

In total about 10 acres

Location

The property is located in an idyllic rural setting on the edge of the Kent Downs National Landscape. The large village of Meopham is just moments away and offers various everyday amenities, including local pubs, a village hall, several shops, a library, a leisure centre and both primary and secondary schooling. Gravesend and the Medway towns of

Rochester, Chatham and Gillingham are all within easy reach, offering a range of shops, supermarkets, restaurants, cafés and leisure facilities. Sevenoaks is also easily accessible, providing further shopping and leisure facilities. The town is home to the renowned independent Sevenoaks School. The area is well connected by road with the M26, M20 and the A2/M2 within easy reach, while Meopham's mainline station provides regular direct services to London Victoria.



Distances

Meopham 1.3 miles
Snodland 5 miles
Gravesend 6.5 miles
West Malling 6.5 miles
Rochester 8 miles
Sevenoaks 13 miles

Nearby Stations

Meopham
Sole Street
Longfield
Halling
Cuxton
Snodland
Gravesend

Key Locations

Kent Downs National Landscape
Rochester (historic town with castle and cathedral)

Chatham (historic maritime town)
CycloparkBlue
Bluewater shopping Centre

Nearby Schools

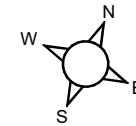
Meopham School
Meopham Community Academy
Culverstone Green Primary School
Vigo Village School
Cobham Primary School
New Ash Green Primary School
Cobham Hall
Trottiscliffe CofE Primary School
Istead Rise Primary School
Our Lady of Hartley Catholic Primary School











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

House internal area 3,865 sq ft (359 sq m)
 For identification purposes only.

Directions

DA13 0DJ
[what3words///tent.zealous.crate](https://what3words.com/what3words/tent.zealous.crate)

General

Local Authority: Gravesham County Council

Services: Mains electricity, water. No Gas. Private drainage, septic tank installed 1983.

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

Council Tax: Band H

EPC Rating: B

Guide Price: £1,950,000

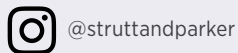
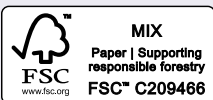
Sevenoaks

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