



**Downs Wood, Vigo, Gravesend, DA13 0SQ**  
**Offers in excess of £750,000**

**TC** **Town & City**  
Homes

## PERFECT POSITION!

I was so impressed by the size and the immaculate condition of this superb family home. Properties like this, in this location rarely come to the market so I'm pretty sure there will be lots of interest. With over 2400 sq ft of internal space and the plot being approximately 1/4 acre, this is a real gem! Call Town and City Homes today to book your viewing.



What more could you wish for, when you have the space for a growing family to spread out when needed and fabulous surroundings to explore together?

The entrance to the driveway is bordered with trees creating a special feeling and the driveway is ideal for those with multiple vehicles and will be fully appreciated when entertaining guests.

The hub of the house and where I can imagine most of my time would be spent is the stunning open plan kitchen dining living area which also faces out onto the garden so on those warmer days we have upon us now, you can open up both sets of double doors and appreciate the beautiful garden as well.

There is also a lovely separate sitting room which could be used for a more formal or private area when its time to unwind. The home office/ study is great for those who can work from home or maybe a quiet place for the children's homework to be done without distractions.

Upstairs you have a gorgeous landing area, (large enough to be a bedroom) and four bedrooms with three bathrooms. The main bedroom is gigantic and has plenty of storage solutions with an ensuite bathroom.

The rear garden is exquisite with plenty of room for a family to enjoy. The planning that has gone into making this a wonderful entertainment area is perfect and will definitely be appreciated when viewing so call Town and City Homes today and book in your accompanied viewing and avoid any disappointment.

## Location

Vigo village is a unique setting in the middle of chestnut woodland at the top of the North Downs, east of the road between Gravesend and Wrotham. Trosley Country Park, which forms part of the North Downs Area of Outstanding Natural Beauty is literally

on your doorstep with over 170 acres to explore.

There are local shops and a highly regarded primary school. Grammar Schools are found in both Gravesend and Dartford. Borough Green station is about 3 miles to the south, with Meopham about 3.5 miles to the north. Both stations offer routes into London, namely Charing Cross, Waterloo and London Victoria. There are local bus services and good road links to the M20/M26 and in turn to the M25 providing access to London, the Coast and Ebbsfleet International.

For shopping you have Bluewater, Sevenoaks and Maidstone within easy reach.

## Entrance Hall

**Study 9'3 x 8'1 (2.82m x 2.46m)**

**Living Room 14'6 x 14'5 (4.42m x 4.39m)**

**W/C 7'10 x 5'10 (2.39m x 1.78m)**

**Sitting/Diner 20'10 x 11'10 (6.35m x 3.61m)**

**Kitchen 30' x 19'5 (9.14m x 5.92m)**

**Utility room 10'1 x 7'9 (3.07m x 2.36m)**

## Landing

**Main Bedroom 19'6 x 14'6 (5.94m x 4.42m)**

**Ensuite 7'5 x 6'6 (2.26m x 1.98m)**

**Walk-In Wardrobe 6'5 x 4'8 (1.96m x 1.42m)**

**Bedroom two 13'11 x 10'6 (4.24m x 3.20m)**

**Ensuite two 11'7 x 3'10 (3.53m x 1.17m)**

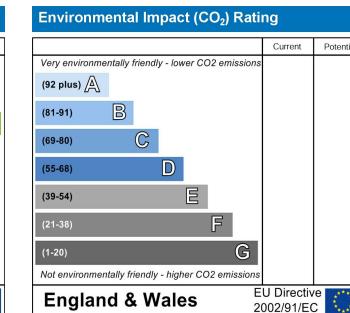
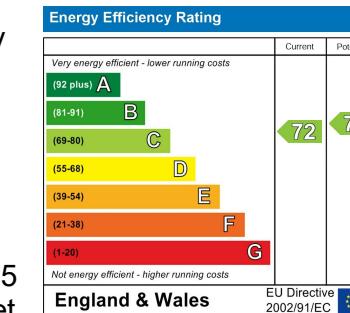
**Bedroom Three 13'11 x 9'11 (4.24m x 3.02m)**

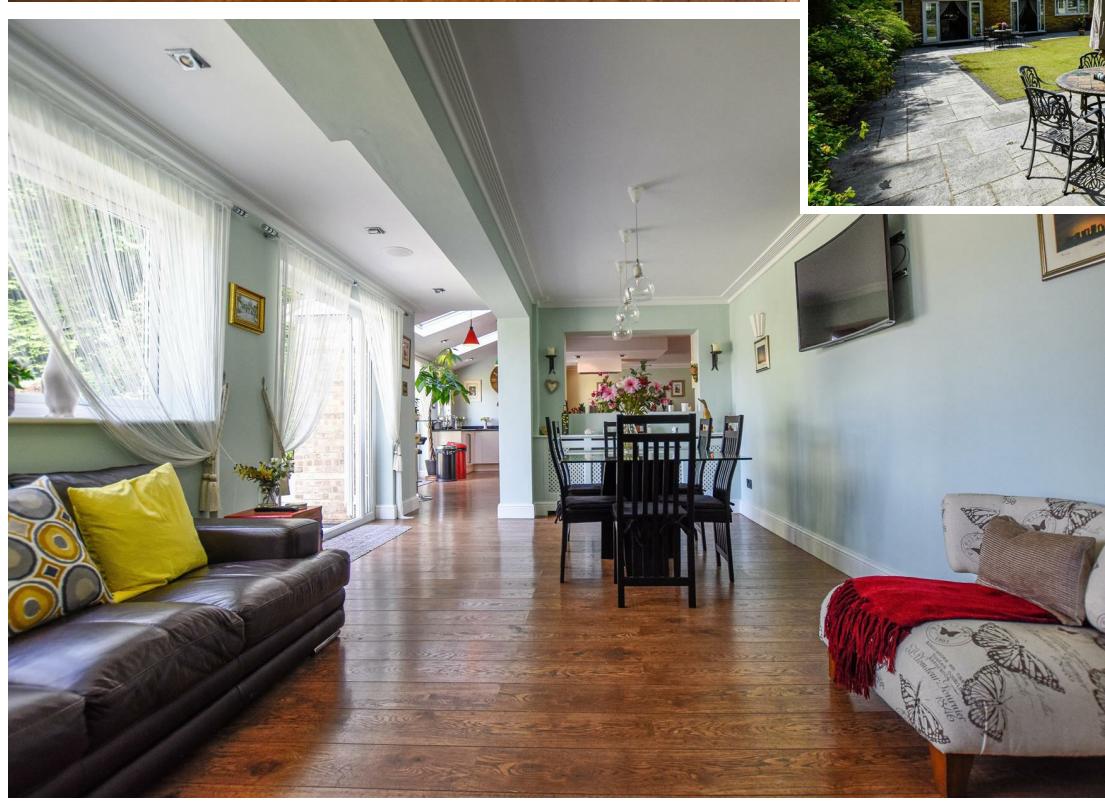
**Bedroom Four 18'2 x 6'5 (5.54m x 1.96m)**

**Bathroom 8'8 x 8'1 (2.64m x 2.46m)**

## Garden

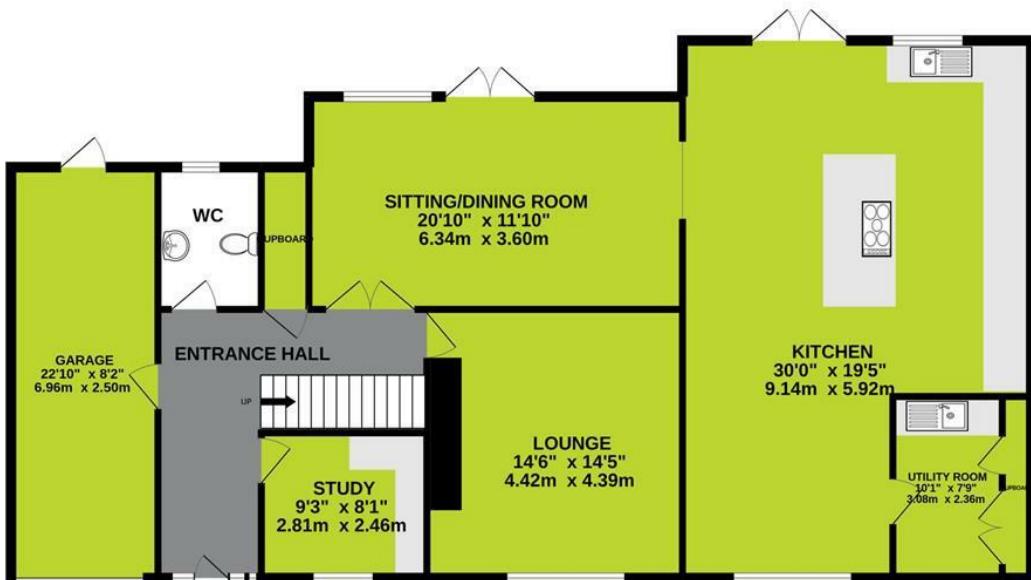
## Garage 22'10 x 8'2 (6.96m x 2.49m)







GROUND FLOOR  
1502 sq.ft. (139.5 sq.m.) approx.



1ST FLOOR  
921 sq.ft. (85.6 sq.m.) approx.



TOTAL FLOOR AREA : 2424 sq.ft. (225.2 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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