



## 4 Oastfield Close Spendiff

Cooling ME3 8DD

**Price Guide £800,000**



VIRTUAL TOUR AVAILABLE NO CHAIN! BACKING ONTO FARMLAND.

PRICE GUIDE £800,000 - £850,000. This impressive CHAIN FREE property that has the wow factor is situated in the rural village of Cooling and is spread over a generous 2690.98 square feet. The main house consists of two-stories with a grand entrance area offering access to bedroom 5/study, a cloakroom/WC, a generous sleek kitchen and a bright and spacious lounge/diner overlooking the rear garden. The first floor is home to four DOUBLE bedrooms with an en-suite to the master, and a family bathroom all wrapped around the substantial landing. The outbuilding is a single-storey structure converted from the original garage and contains one large room with a storage and boiler cupboard, suitable for various uses, such as a home office, gym or extra storage. The rear garden is mostly lawn for easy maintenance offering access to the front of the property and boasts far reaching countryside views to the rear.

There is also a driveway with ample parking to the front. Cooling is a village and civil parish on the Hoo Peninsula, overlooking the North Kent marshes with its very own Castle which is from the 14th-century.

Council tax band G.



# Area Map



# Floor Plans

**Ground Floor Building 1**

**Floor 1 Building 1**

**Approximate total area<sup>®</sup>**  
2698.53 ft<sup>2</sup>  
250.7 m<sup>2</sup>

**Reduced headroom**  
7.57 ft<sup>2</sup>  
0.7 m<sup>2</sup>

Excluding balconies and terraces

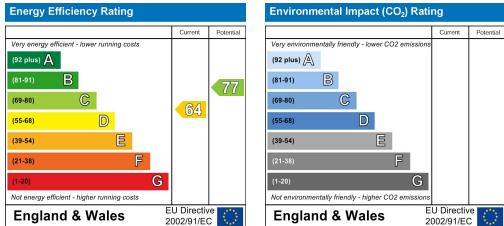
Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

**GIRAFFE 360**

**Ground Floor Building 2**

# Energy Efficiency Graph



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