



**Pescot Avenue, New Barn, Longfield, Kent, DA3**

**Offers in excess of:  
£950,000**



# Pescot Avenue, New Barn, Longfield, Kent, DA3

Presented to an incredibly high specification is this stunning, detached, four bedroom family home.

Comprising an impressive 2193sqft, the self-built home is positioned on a private road within the sought after village of New Barn, and is sure to suit a variety of buyers, perhaps young or growing families, or maybe those relocating from London to a semi-rural, yet well connected area.

The property has a walled front driveway which is gated for added privacy and security, with parking available for at least 5 vehicles.

A cleverly constructed staircase leads up to the double entrance doors. Once through, you're instantly blown away by the amount of natural light on offer. The entrance hallway is wide and features double height ceilings. It provides access to a study, a downstairs cloakroom, and a separate sitting room / snug. Added convenience is provided in the form of a utility room, which also offers a door to the side access and garden.

To the rear of the ground floor, a large, open plan kitchen/living/dining space epitomises modern living – a fantastic space to entertain or host in. The kitchen is well equipped and features breakfast island, and integrated appliances to include triple oven, hob, extractor, wine cooler and dishwasher.

Bi-fold doors from this space lead to an immaculately presented, low-maintenance rear garden. It features a large patio, and a raised section of artificial lawn, plus a seating area. The space benefits from high fencing and trees which help to offer privacy, whilst there is side access from both sides of the house.

Upstairs, the property boasts a mezzanine style landing, with a stylish hanging light fitting and a glass stair balustrade. The master bedroom measures over 15x13ft and features a walk-in wardrobe, plus a well-finished, fully tiled, en-suite shower room. The remaining three bedrooms are all generous doubles, large enough to accommodate king-sized beds and plenty of free-standing furniture. The main, family bathroom then completes the accommodation, cleverly configured to feature his and hers sink, standalone bathtub, walk-in shower, and recesses for radiators, towels and toiletries.

Additional benefits include BOSE speakers, NEST controlled heating in every room, and underfloor heating throughout the entire ground floor.

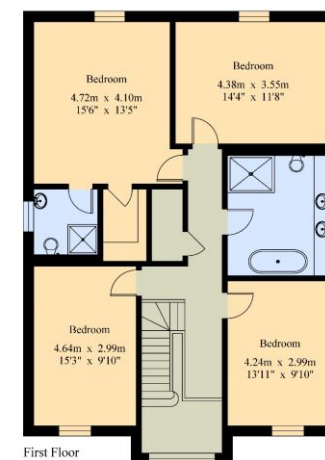
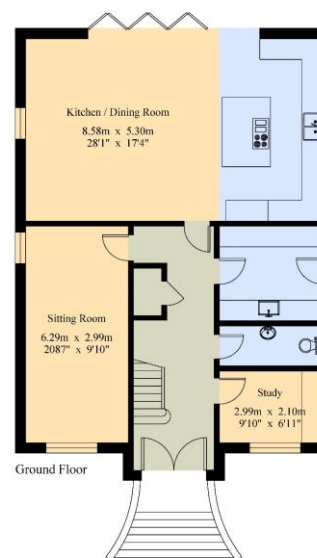
Internal viewing is highly recommended for this home to be truly appreciated.

New Barn is very well positioned for reputable primary and secondary schools, as well as the local amenities in Longfield Village. These include Longfield train station, which offers regular, 31 minute services to London Victoria, together with a Waitrose, a Co-Op, and independent stores to include a butcher a bakery, hair and nail salons, a barber shop and numerous takeaway eateries.

Council Tax Band: E

Pescot Avenue

Gross Internal Area : 203.8 sq.m (2193 sq.ft.)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

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