



# JONATHAN HALL

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Horton Way, Farningham, Kent DA4 0DQ

Guide Price: £950,000

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A superbly presented and spacious detached house with delightful views over the village cricket green, a driveway, two garages, a pleasant rear garden, three reception rooms, a kitchen/breakfast room, a utility room, a principal bedroom with a walk-in wardrobe and an en-suite shower room, four double bedrooms, a family bathroom and a balcony. Located in an exclusive private cul-de-sac in the heart of the historic and picturesque village of Farningham with its local amenities and only 2.5 miles from Swanley station with services to London Bridge from only 20 minutes.

## Summary

- Detached House in Private No Through Road
- Delightful Views over Cricket Ground
- Superbly Presented & Spacious
- Three Receptions, Cloakroom, Utility Room
- Beautiful Kitchen/Breakfast Room
- Master Suite with Walk-in Wardrobe & Ensuite
- Four Further Bedrooms, Family Bathroom
- Two Garages, Driveway, Front & Rear Gardens
- NO ONWARD CHAIN
- Swanley Station to London from 20 Minutes

## Accommodation

Ground floor: porch with oak double doors to the entrance hall; cloakroom with WC, washbasin and heated towel-rail; sitting room, dining room with bi-fold doors to rear; study, kitchen/breakfast room with a beautifully fitted kitchen comprising painted oak Shaker style wall and base cupboards and drawers; oak worktops, sink with mixer tap, Neff induction hob with filter hood above, built-in Neff oven and grill, space for fridge-freezer, wine fridge, and cupboard housing Valiant gas-fired boiler and a Megaflo hot water cylinder; utility room with fitted wall and base cupboards, worktops, spaces for washing machine, tumble dryer and fridge and door to rear garden.

First floor: landing door to a balcony with delightful views, sky-light window, loft hatch; principal bedroom with delightful views, walk-in wardrobe and en-suite shower room with shower cubicle, washbasin, WC, heated towel-rail and remote controlled sky-light window; bedroom two, bedroom three, bedroom four, bedroom five and family bathroom heated towel-rail. Bath, shower cubicle with overhead and hand-held showers, WC, washbasin and extractor fan.

## Outside

Front garden with a block-paved driveway for several vehicles, lawn, shrubs and hedging, an integrated garage with remote controlled up-and-over oak door and a door to rear the rear garden. A pleasant rear garden with a paved patio leading to a lawn, shrubs and mature hedging, and a detached garage with an up-and-over door, power, window to rear and door to rear garden. The Vendor informs us there is vehicular access with an easement in place.

## Agents Note

The property is freehold and in council tax band G, and benefits from double glazing, gas central heating and mains gas, electric, water and drainage. The vendor informs us that the road is privately owned by the cricket club; the residents on the road maintain the road annually and they contributed £60 each towards the maintenance of the road for this year.







## Location

Farningham is a sought-after, historic and picturesque village with beautiful period houses along its quiet High Street; and the river Darent running through it with pretty arched bridges. It offers an Indian restaurant, The Lion Hotel restaurant and pub, the Chequers pub, the Pied Bull pub, its village church, dating from the 13th Century, a village hall hosting various clubs and activities, a day nursery, a doctors' surgery, two garages, a petrol station with a convenience store and a cricket club.

The sought-after historic and picturesque village of Eynsford is approximately one mile away, with its pretty bridge and ford, castle, Roman villa, Eagle Heights birds of prey centre, four pubs, butcher, three churches, village shop, popular primary school and railway station.



There are lovely walks along the river Darent, at Farningham Woods Nature Reserve, and at Lullingstone Country Park. There are several local golf clubs including Pedham Place Golf Centre, Lullingstone Golf Course and Darenth Valley Golf Course.

Swanley town centre, with its shops, supermarkets and railway station, serving London Bridge (from 20 minutes), Charing Cross (from 31 minutes) and Victoria (from 31 minutes), is approximately 2.5 miles away. Bluewater shopping centre is 7 miles away.

The highly sought-after town of Sevenoaks with its excellent shopping, recreational and educational facilities is approximately 8.5 miles away. Access to the M25, the M20 and A20 can be found within 2 miles.



*A superbly presented and spacious five bedroom detached house with a delightful view; two garages, driveway and a pleasant rear garden.*

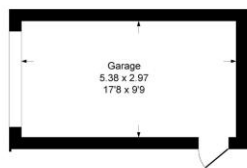






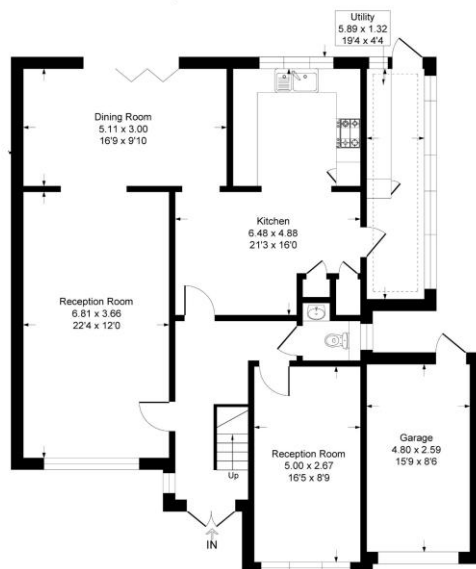




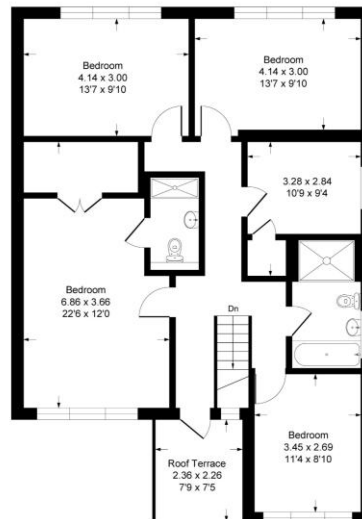


## Horton Way, DA4

Approximate Gross Internal Area 194.2 sq m / 2090 sq ft  
Garage Area 28.4 sq m / 306 sq ft  
Total Area 222.6 sq m / 2397 sq ft



Ground Floor



First Floor

1) These particulars do not constitute an offer or contract or part of one and must not be relied upon as statements or representations of fact; and we have no authority to make or give any representation or warranties in relation to the property. 2) These particulars have been prepared in good faith and to be used as a general guide. They are not exhaustive and include information provided to us by other parties including the seller, of which may not have been verified. 3) The measurements, areas, distances, orientation and floor plans are approximate and should not be relied on. The text, floor plans and photographs are only for guidance and are not necessarily comprehensive. The photographs may not be current and certain aspects may have changed since the photographs were taken. 4) It should not be assumed that the property has all necessary planning, building regulation or other consents. 5) We have not tested any services, appliances or fittings. 6) Purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property.

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>		
(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 & Wales		
EU Directive 2002/91/EC		

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