



JONATHAN HALL

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Horton Way, Farningham, Kent DA4 0DQ

Price Range £800,000 to £850,000

jonathanhall.exp.uk.com



"We've had the most glorious 22 years at Summerfield, moving here when we were 34 weeks pregnant with our first child, and now it is time for us to pass on this wonderful family home. During those years we crafted the home to fit our growing family, and we recently refurbished the house including new double glazing, driveway, and decoration. It has evolved with us every step of the way and the memories within we will treasure forever.

The space we have created has enabled us to come together as a family, mostly at the kitchen island or in front of the log burner in the lounge, and to 'escape' with unspoiled views enjoyed from the balcony and chasing the sun on the upper decking at the back of the garden. The peaceful setting and village life have been exactly what we didn't realise we needed but have come to love."

Summary

- Stunning & Spacious Semi-Detached House
- Delightful Views over Village Cricket Green
- Situated in a Private Cul-De-Sac
- Large Driveway and Lovely Rear Garden
- Sitting Room, Family Room, Study
- Beautiful Kitchen/Breakfast Room, Utility, WC
- Principal Bedroom Suite with Balcony
- Four Further Bedrooms, Family Bathroom
- Double Glazing and Gas Central Heating
- Swanley Station to London from 20 Minutes

Accommodation

Ground floor: porch, entrance hall with stairs to first floor and built-in cupboard below; sitting room with wood burning stove and glazed double doors to a stunning family room with a sky lantern, bi-folding doors to the garden and open-plan to a dining room with bi-fold door to the garden and open-plan to a kitchen/breakfast room with a beautiful Shaker style fitted kitchen comprising wall and base cupboards and drawers, granite worktops, island with oak worktop/breakfast bar, butler style sink, spaces for Range style cooker and fridge/freezer, space for dishwasher; study, utility room with fitted wall and base cupboards, worktops, and spaces for washing machine and tumble dryer; and cloakroom with WC and washbasin.

First floor: landing with built-in cupboard; bedroom two, bedroom three with fitted wardrobes/cupboards to one wall, bedroom four, bedroom five/dressing room, family bathroom with bath and shower above, washbasin; and a separate WC.

Second Floor: principal bedroom with a balcony offering delightful views over the cricket ground and beyond, a walk-in wardrobe and en-suite shower room with shower, two washbasins and WC.

Outside

Front garden with a large gravel driveway providing substantial parking, EV charging point, beds stocked with shrubs. A lovely landscaped rear garden with an Indian sandstone paved patio, two lawns, decking, shrubs and mature hedging, and a summerhouse.

Agents Note

The property is freehold and in council tax band D, and benefits from 10 solar photovoltaic panels, double glazing, gas central heating; and mains gas, electric, water and drains. The property is of timber framed construction. The vendor informs us the cricket club privately owns the road; however, 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, and at Farningham Woods Nature Reserve and 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 semi-detached house with a delightful view over the village cricket green, a large driveway and a lovely rear garden; located in the sought-after historic and picturesque village of Farningham.





