



Bedmond New Barn Road

New Barn, Kent, DA3 7JF Freehold

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Asking Price £1,200,000

An exceptional home with very spacious accommodation that is presented in excellent order throughout. With four bedrooms and en-suites, a vaulted lounge and the sought after open-plan kitchen dining/living area this property is well suited to those looking for modern living at its best.

Overview

- Generous entrance hall
- 4 Double bedrooms and en-suites
- Open plan kitchen- diner/living area
- Two x bi-fold doors on to the rear garden
- Double and single garages
- Underfloor heating and radiators
- Large study/5th bedroom
- 0.44 acre plot
- High quality fittings throughout
- Planning permission granted for loft extension (2/3 bedrooms)



Property description

Beautifully presented and with generous accommodation this large family home in New Barn offers many of the features buyers are looking for. Upon entering the property you step in to a partially vaulted spacious hallway that benefits from a central skylight. The main reception room is also vaulted with a modern gas fireplace and bi-fold doors on to the rear garden. There is also a study that could be used as a fifth bedroom if needed. The heart of this home is undoubtedly the open plan kitchen-dining/living area with a good range of appliances and fitted units under marble work tops including an island. The separate utility room house the gas boiler and has plumbing for appliances as well as an additional door onto the garden. There are four double bedrooms, all with en-suites and the master bedroom has a dressing room too. A cloakroom off of the entrance hall completes the accommodation and the integral double garage with electric door and mezzanine storage area can also be accessed from the hallway.



Sited on a plot of 0.44 acres the property is positioned a good distance from the road and is entered via electric double gates with a cast concrete driveway providing ample off-road parking for many vehicles. There is a detached single garage located at the front of the property. The rear garden has a large expanse of patio and a covered pergola for entertaining. The remainder of the garden is lawned with several mature trees.

Planning permission

Planning has been granted 3/10/2022 for a loft conversion that would involve raising the roof height to create three bedrooms, two en-suites and a family bathroom. Plans can be viewed at via Dartford Planning Portal ref: 22/00560/FUL

Location

New Barn is located between the villages of Longfield and Meopham and is a short distance from the A227 and benefits from excellent transportation links. The A2/M2, M25 and M20/26 motorway networks are both within easy reach as is Longfield mainline rail station with services to Victoria. Ebbsfleet International station is within a short drive and Gatwick can be reached in approximately 40 minutes. There

are several local primary and secondary schools in Longfield and the neighbouring villages and grammar schools at nearby Gravesend and Dartford. Comprehensive shopping facilities can be found in Longfield which includes Waitrose, with Sainsburys and Morrisons in Northfleet and of course Bluewater at Greenhithe are ten minutes drive away. More local shops can be found at Meopham.

Viewing arrangements

Strictly by prior appointment with Kings

Directions

From our Meopham office proceed south along the A227 Wrotham Road and take the 3rd turning on the right into

Melliker lane and follow round to the right until reaching the junction with Longfield Road, Meopham. Turn right and follow the road over the railway bridge and through Longfield Hill. After the traffic calming take the next right into New Barn Road follow. The property is found on the righthand side just before the turning for Southfleet Avenue (on the left)

Property information

Mains gas, electric water and drainage. Council tax band F, EPC rated C



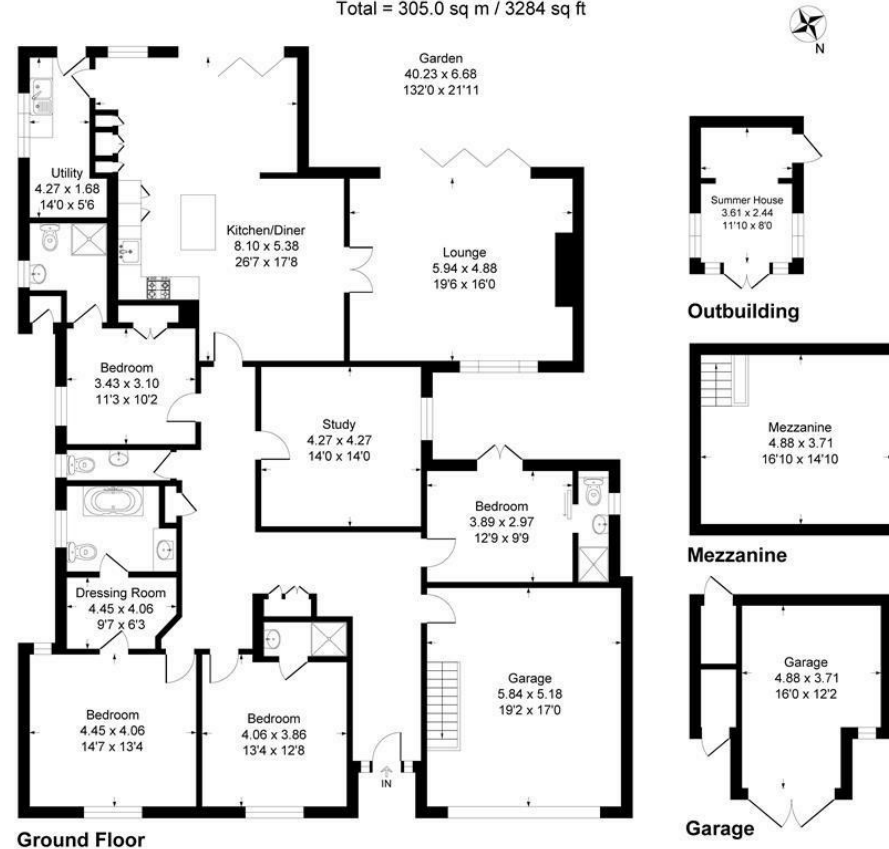
Bedmond, New Barn Road, DA3

Approximate Gross Internal Area = 253.2 sq m / 2726 sq ft

Garage = 19.9 sq m / 214 sq ft

Outbuilding = 31.9 sq m / 344 sq ft

Total = 305.0 sq m / 3284 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
Produced By Planpix

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