



## Crickfield Farm Harvel Street

Harvel, Meopham, Kent, DA13 0DE Freehold

 4

 2

 3

 E

Asking Price £900,000



A very well preserved example of a 15th century hall house located in the centre of Harvel. The property has many character features including inglenook fireplaces, exposed beams and timbers. There are four bedrooms, three reception rooms and two bath/ shower rooms. offered to the market with the benefit of no onward chain.

### Overview

- Grade II listed character home
- Large reception rooms with inglenook fireplaces
- Four bedrooms
- Detached double garage
- Many original features
- Sought after Hamlet location
- Outdoor kitchen
- Adjacent to village field
- No onward chain
- 0.5 acre plot

### Property description

Welcome to this stunning grade II listed detached period house located on Harvel Street in the charming Hamlet of Havel on the outskirts of Meopham. This property boasts three spacious reception rooms, perfect for entertaining guests or simply relaxing with your family. With four bedrooms and two bathrooms, there is ample space for everyone to enjoy. Steeped in history, this period house dated from the 15th century offering a unique blend of character and charm that is hard to find elsewhere. The property spans an impressive 2,106 SqFt providing plenty of room for all your needs.

The property is sited on a plot of 0.5 acres and has formal gardens with several patios, mature trees and shrubs. There is a detached garage and ample off road parking for multiple vehicles.





### Location

The Hamlet of Harvel is sited just outside the village of Meopham and remains one of the most sought after locations within the parish. Nearby Meopham is sited between Gravesend and Wrotham on the A227 and benefits from many local amenities and transportation links. The A2/M2 and M20/26 motorway networks are both within easy reach as is Meopham mainline rail station with services to Victoria (35mins), 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 within

Meopham and the neighbouring villages and grammar schools at nearby Gravesend and Dartford. Local shops are found at Meopham Parade with more comprehensive shopping facilities found at Waitrose in Longfield, Morrisons in Northfleet and Bluewater at Greenhithe (15 mins).

### Viewing arrangements

Strictly by prior appointment with Kings

### Directions

From our Meopham office proceed south along the A227 Wrotham Road and turn left into The Street at

'The George' public house. Take the first right into Whitehill Road which becomes David Street and follow the road for some distance. Upon entering Harvel the property is found on the right hand side just after the turning for Hart Lane.

### Property information

Mains electric and water. Oil central heating, private drainage.



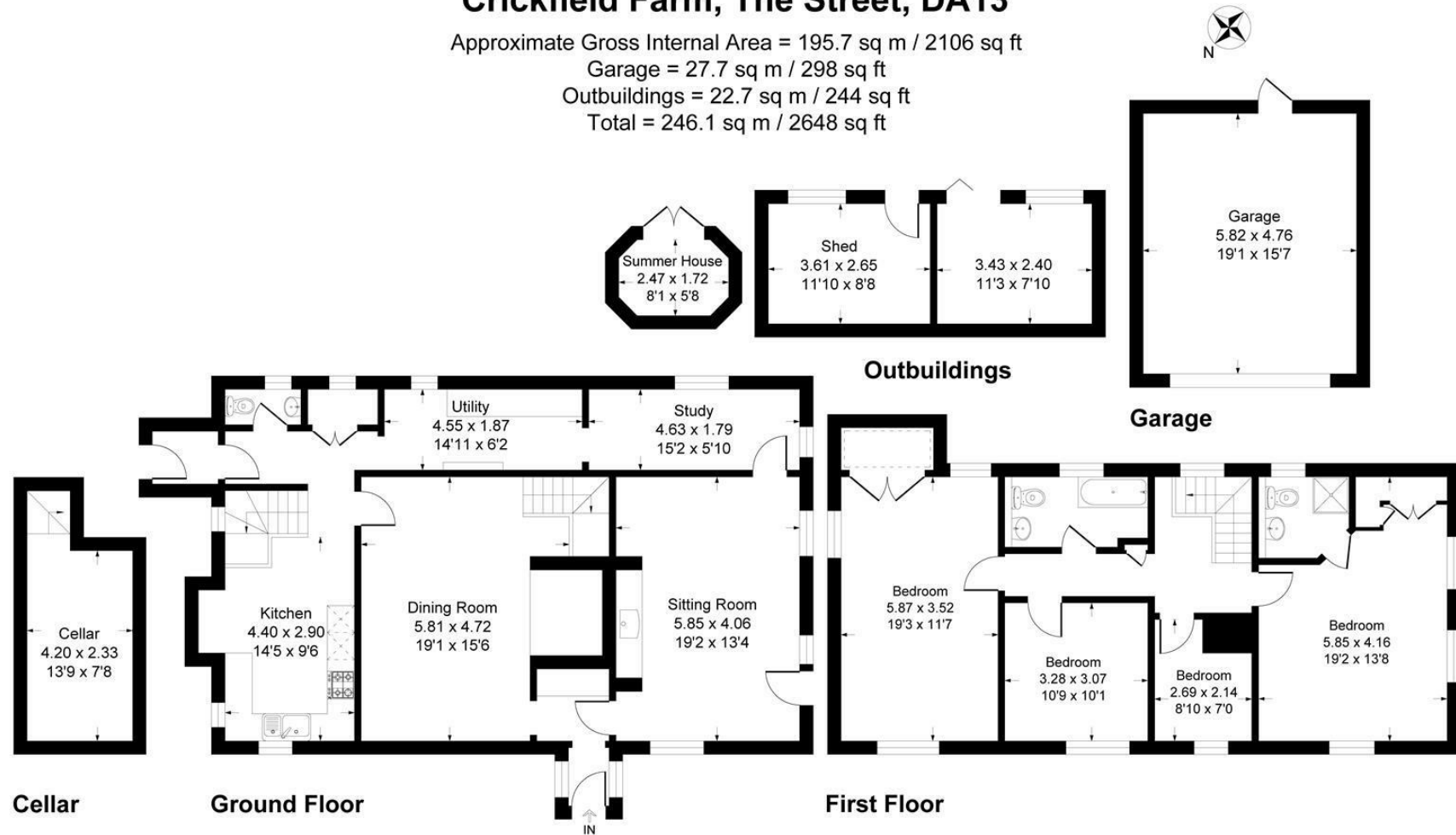
## Crickfield Farm, The Street, DA13

Approximate Gross Internal Area = 195.7 sq m / 2106 sq ft

Garage = 27.7 sq m / 298 sq ft

Outbuildings = 22.7 sq m / 244 sq ft

Total = 246.1 sq m / 2648 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

Kings gives notice that: 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

Station Approach, Meopham, Kent, DA13 OHP  
T: 01474 814440

meopham@kings-estate-agents.co.uk

kings-estate-agents.co.uk

