



## 12 Fairlight Cross

Newbarn, Longfield, Kent, DA3 7JD Freehold



Asking Price £775,000



**A stylish modernised family home located in a quiet cul-de-sac of popular Newbarn. With four double bedrooms, three bathrooms/en-suites and three reception rooms this house has a lot to offer and is presented in excellent order throughout.**

#### **Overview**

- Fully modernised family home
- 3 Bath/shower rooms
- 4 Double bedrooms
- Large driveway and single garage
- Open plan living
- 3 Receptions
- Cul-de-sac location
- Well appointed throughout
- Oak doors and staircase
- Generous entrance hall

#### **Property description**

This beautifully presented family house has been improved and modernised by the current owners and as such is presented in excellent order throughout. The accommodation comprises spacious entrance hall with an oak and glass staircase leading to the first floor. A converted garage provides a perfect office with a utility area at the far end. The main living area comprises lounge, dining and kitchen with fitted units appliances and breakfast bar with quartz work tops. A second reception room and large downstairs WC complete the ground floor accommodation. The first floor landing has a feature full height window and seating area and gives access to four double bedrooms, two of which have en-suite bath/shower room and there is also a family shower room, all have modern suites/fittings.

The front block paved driveway is substantial and offers off-road parking for numerous vehicles. The rear garden is perfect for entertaining with a hot tub that sits under a pergola, adjacent to a patio and central lawn. There is also a single garage with power and light.



### 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 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 with 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. Take the first turning on the right into Fairlight Cross and first right again and the property is found on the right.

### Property information

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

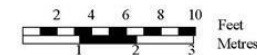
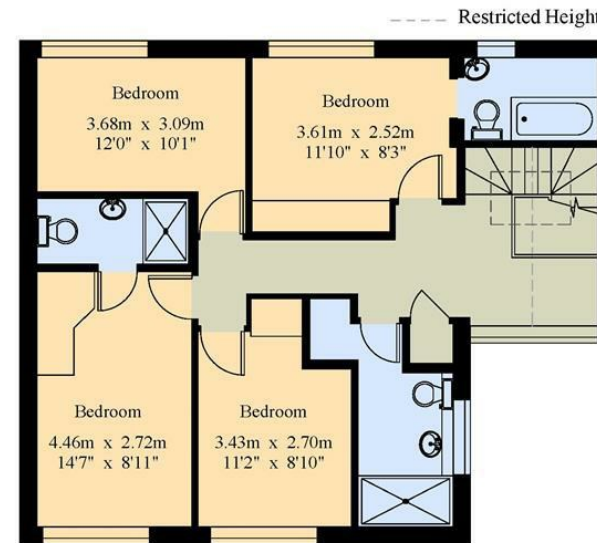
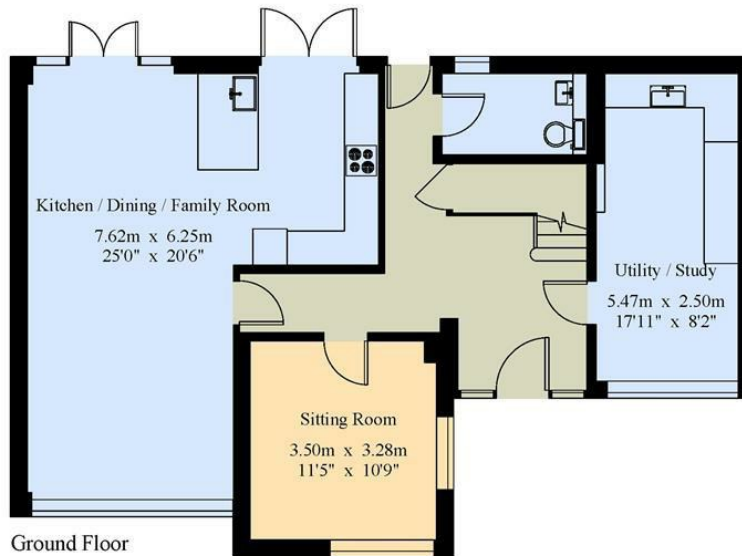
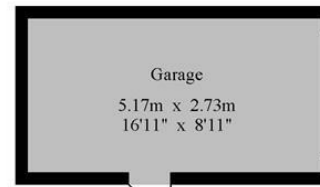




## Fairlight Cross

House - Gross Internal Area : 158.4 sq.m (1705 sq.ft.)

Garage - Gross Internal Area : 14.0 sq.m (150 sq.ft.)



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Station Approach, Meopham, Kent, DA13 0HP  
T: 01474 814440

meopham@kings-estate-agents.co.uk

kings-estate-agents.co.uk

