



## Fairlands New Barn Road

Longfield, DA3 7JF Freehold

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Asking Price £850,000



**A detached four bedroom house offering spacious, flexible accommodation including an annexe and sited on a level plot of 0.24 acres. The property has three separate reception rooms and three bath/shower rooms. Offered to the market with no onward chain.**

### Overview

- Four bedroom detached home
- Three bath/shower rooms
- Annexe accommodation
- Large level 0.24 acre plot
- 5m x 5m garage with 2.6m tall door.
- Three reception rooms
- Tall ceilings
- Chain free sale
- Potential to extend
- Conservatory

### Property description

Originally built circa 1910 and sited on a wide 0.24 acre plot this detached family home has generous accommodation including an annexe and potential to enclose the central courtyard to provide more rooms. The current layout consists of an L-shaped entrance hall, spacious dual aspect lounge with fireplace, a separate bay fronted dining room and study, all of which have tall ceilings. The kitchen is fitted with wall and base units and has a terracotta tiled floor, built-in electric double oven and inset gas hob. There is a porch at the rear giving access to the garden, a ground floor bathroom and rear lobby leading to the conservatory and annexe. The annexe comprises a bedroom/sitting room, kitchen and shower room with separate access through the courtyard as well as via the main house., it also has it's own gas boiler. The first floor accommodation has three further bedrooms and a shower room.

The property is set back from the road with a sweeping circular shingle driveway providing off-road parking for several vehicles and access to the garage measuring 5m x 5m x 2.6m entry height. The garage is ideal for larger vehicles and has an electric door. The rear garden is mainly lawn with a patio, greenhouse, vegetable patch and mature shrubs. There are several fruit trees in the front garden.





### 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, M20/25 motorway networks are 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, Sainsburys and Morrisons in Northfleet and 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 and follow the road along. The property is found on the right hand side opposite the turning to The Maples (on the left). what3words location finder [///home.chest.chose](https://www.what3words.com/location/:///home.chest.chose)

### Property information

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

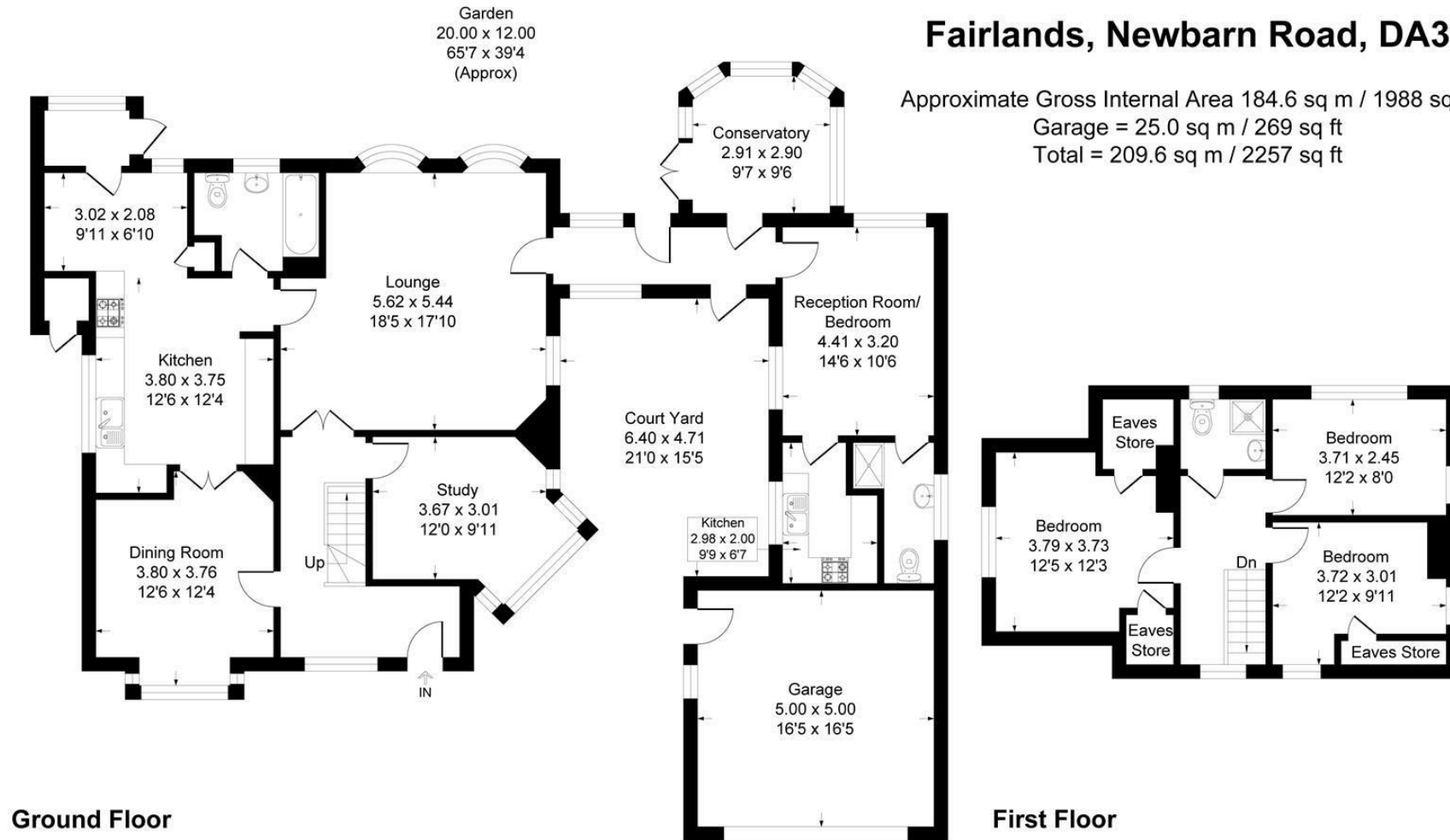


## Fairlands, Newbarn Road, DA3

Approximate Gross Internal Area 184.6 sq m / 1988 sq ft

Garage = 25.0 sq m / 269 sq ft

Total = 209.6 sq m / 2257 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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