



- Spacious 6/7 Bedroom Family Home ● Currently Divided Into Two Separate Dwellings
 - Fantastic Location Set In Approx. Two Acres
- Beautiful Gardens With Swimming Pool, Lawn, and Growing Areas
 - Two Stables & Paddocks ● Large Barn, Tractor Shed, Workshop
 - Ideally Located For Access To The M25 And London

REF LEB7778

GENERAL AND SITUATION

Approximate Distances:

Swanley (mainline train to London Victoria) 3 miles • M25 (J3) 3.3 miles • Westminster 24 miles

A fabulous 6/7 bedroom house set in approx. two acres in a fantastic, accessible location near the town of Swanley, with lovely gardens, stables, paddocks and various outbuildings, ideally located for access to the M25 and Central London

Whilst it could be used as a single dwelling to accommodate a large family, the interconnected main house and large annexe are currently used by a multi-generation family. It provides a perfect set-up for an equestrian family, with pasture paddocks, two stables and a variety of outbuildings. The current owners have developed the beautiful gardens which are west-facing and provide plenty of space for relaxing and entertaining.

The property is also very eco-friendly, having an eco-biomass boiler along with solar PV panels that benefit from a specialist tariff until 2034, providing a combined income of approx. £1,000 a year and an EPC rating of B.

The local countryside offers numerous bridleways, footpaths and cycle paths right on the doorstep and whilst the property enjoys an extremely rural setting it is only three miles from junction 3 of the M25.

Swanley has a range of local amenities including a doctor surgery, dentist, post office, and supermarkets, as well as a mainline rail station on the London Victoria line, which takes about half an hour.

THE RESIDENCE

A substantial house understood to have been built in 1995. Central heating is provided by an eco-biomass boiler and the windows are double glazed. The accommodation in brief is as follows, please refer to the floorplan for approximate room sizes:

Entering through the front door into a **Hallway**, from which stairs rise to the **First Floor**

There is a large fitted **Kitchen/Breakfast Room** with a central island, a west-facing window overlooking over the garden and a door leading into a **Utility Room** with adjoining **Downstairs WC**.

The spacious **Sitting/Dining Room** has a wood burner, glazed double doors leading out into the garden and a door following through into a **Boot/Garden Room**.

There are Two Separate **Offices** with a door in between them and lastly on this floor is a **Snug**.

The **First Floor** has a **Main Bedroom** with **Ensuite Shower Room** which has a wash basin and W.C.

There are a further Two Double Bedrooms and a Family Bathroom which offers a shower enclosure, roll top bath, wash basin and WC.

There is a large room in between the main house and annexe, which is currently used as a **Games Room** but could alternatively provide a further bedroom.





THE ANNEXE

Moving into the annexe, the first-floor layout is very similar to the main residence, with two **Double Bedrooms**, a **Family Bathroom** with a wash basin, WC and bathtub and the **Main Bedroom** with an **Ensuite Shower Room** with a wash basin, WC and shower. Both bathrooms have under floor heating and one has Burlington fittings.

On the ground floor there is a **Study, Sitting/Dining Room** with glazed double doors leading out into the garden, a **Utility Room, Downstairs WC** and **Kitchen** which has a range cooker with induction hob, quartz worktops and a walnut island with built in wine rack.

The layout is such that the property can be lived in as two separate dwellings, or one large dwelling.



OUTSIDE, OUTBUILDINGS & LAND

The property is entered through an electric five bar gate from the main road with a drive leading to a large parking area with space for numerous vehicles.

There is a large **Barn** located alongside the house, this is currently used for storage and houses the Eco Biomass boiler.

There are **Two Stables** with power, light and water connected.

Tractor Shed/Workshop with electric lighting and power.

Double Workshop, one side used as a potting shed/flower workroom, the other side for mower and garden tool storage. Both sides have external and interior lighting.

There is a fantastic growing area with multiple raised beds used for cut flowers, vegetables, four compost bays, and a separate large gravel seating area to the rear of the workshop. There is also a polytunnel, small greenhouse, two additional sheds, three chicken runs, outside toilet with light, fruit trees (apple, cherry and plum).

OPTIONAL: **Victorian Glasshouse** (Hartley Botanical) with grow lights, grow benches, limestone interior flooring, limestone external patio 3m surrounding – can be purchased for £12,500

Within the garden there is a wonderful raised wooden frame **Outdoor Pool**, 8m by 4m approx. 1.4m deep throughout, heated by full-inverter heat pump with timber decking and lighting. It has a winter debris cover, new sand filter and pool pump.

There are **Two Ponds** with pond pumps in the garden.

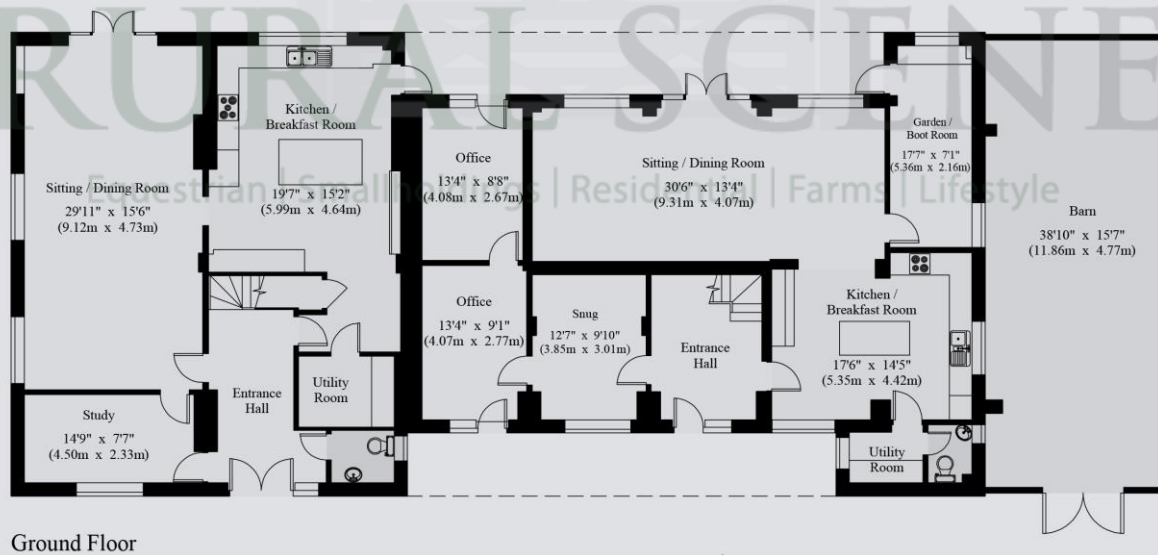
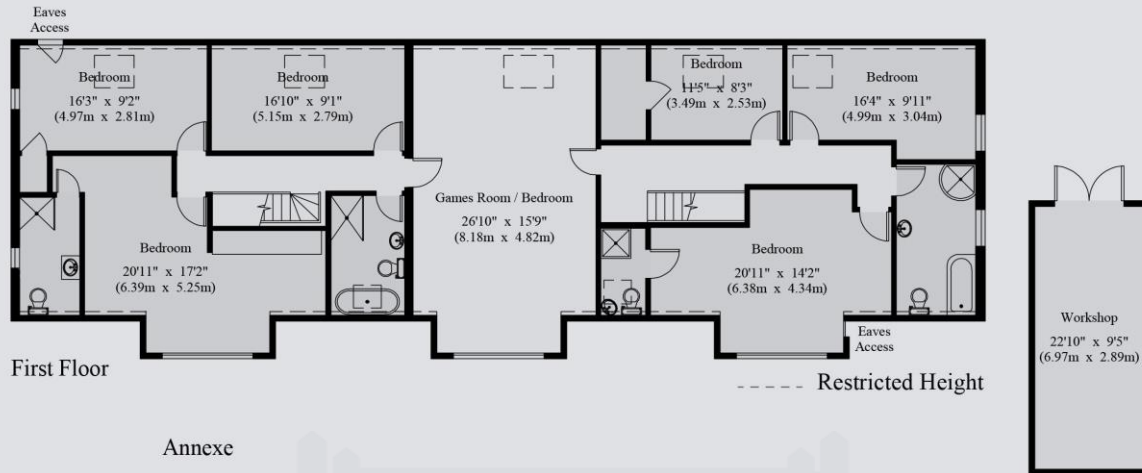
The **Paddocks** are all fenced by wooden post and rail.



IN ALL APPROX. 2 ACRES
(About 0.8 Hectare)

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VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

DARTFORD COUNCIL
Tel: 01322 343434

SERVICES

MAINS ELECTRICITY, MAINS WATER, MAINS DRAINAGE, BIOMASS
CENTRAL HEATING, SOLAR, TELEPHONE and FIBRE
BROADBAND (connected and available subject to normal
transfer regulations)

TENURE Freehold ENERGY RATING B COUNCIL TAX G

DIRECTIONS

From Junction 3 of the M25 take the A20 (Not M20) towards Brands Hatch. Continue over first roundabout, down hill and at the roundabout take the first exit A225 Dartford Road towards Dartford. Continue for around 3 miles past Farningham Station, under railway bridge and through Sutton-at-Hone village.) on left and immediately prior to a mini-roundabout turn left into Arnolds Lane, signposted Hextable. Continue over the motorway bridge and into Clement Street. The property will then be found on a bend after half a mile on the right-hand side.

what3words /// free.wants.shared

RURAL SCENE

Equestrian | Smallholdings | Residential | Farms | Lifestyle

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Rural Scene have visited CLEMENT STREET FARM SOUTH but have not surveyed or tested any of the appliances, services or systems in it (such as heating, plumbing, drainage, etc). The vendors have checked and approved the details; however purchasers must rely on their own and/or their surveyor's inspections and their solicitor's enquiries to determine the overall condition, size and acreage of the property and also any planning, rights of way and all other matters relating to it.