



**OVER 60?**

Secure this property  
for up to **59% less!**

**Price**

**£1,300,000**

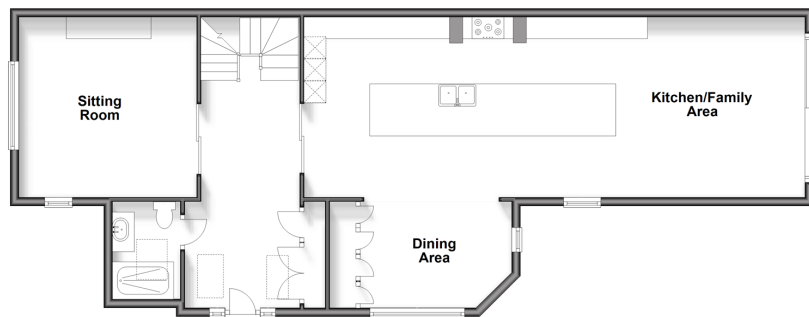
**Freehold**

5x  4x  2x 

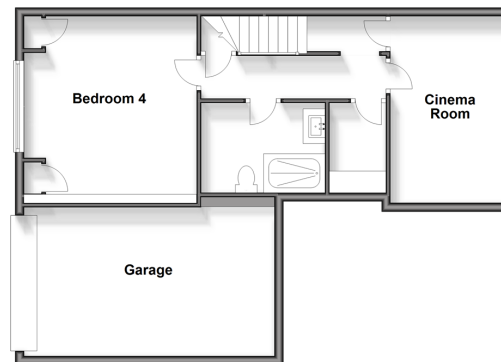
**Sparepenny Lane,  
Farningham, Kent, DA4**

*Wards*  
Helping you move forwards

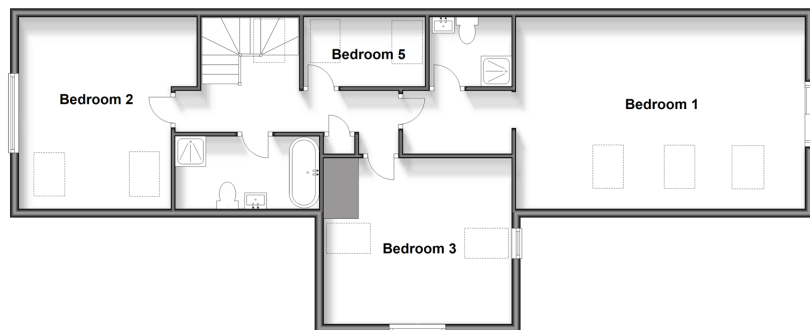
**Ground Floor**  
Approx. 98.8 sq. metres (1063.7 sq. feet)



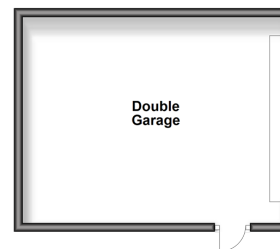
**Lower Ground Floor**  
Approx. 67.3 sq. metres (724.5 sq. feet)



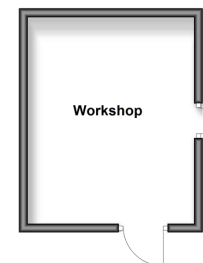
**First Floor**  
Approx. 90.4 sq. metres (972.5 sq. feet)



**Outbuilding**  
Approx. 28.3 sq. metres (304.1 sq. feet)



**Outbuilding**  
Approx. 18.1 sq. metres (194.6 sq. feet)



## Accommodation

### GROUND FLOOR

Hallway  
Shower Room: 7'3 x 5'1 (2.21m x 1.55m)  
Sitting Room: 13'7 x 13'4 (4.14m x 4.07m)  
Dining Area: 13'8 x 8'11 (4.17m x 2.72m)  
Kitchen/Family Area: 38'4 x 13'10 (11.69m x 4.22m)

### LOWER GROUND FLOOR

Hallway  
Cinema Room: 14'0 x 8'10 (4.27m x 2.69m)  
Utility Room: 6'2 x 4'2 (1.88m x 1.27m)  
Shower Room: 9'8 x 6'8 (2.95m x 2.03m)  
Bedroom 4: 14'0 x 12'10 (4.27m x 3.91m)

### FIRST FLOOR

Landing  
Bedroom 1: 21'2 x 13'10 (6.46m x 4.22m)  
En-Suite Shower Room: 6'10 x 5'5 (2.08m x 1.65m)  
Dressing Area: 13'10 x 8'9 (4.22m x 2.67m)  
Bedroom 2: 14'6 x 11'4 (4.42m x 3.46m)  
Bathroom: 10'8 x 5'6 (3.25m x 1.68m)  
Bedroom 3: 14'8 x 12'7 (4.47m x 3.84m)  
Bedroom 5: 9'1 x 5'4 (2.77m x 1.63m)

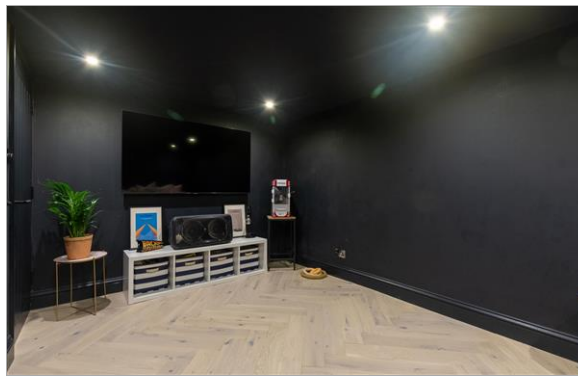
### OUTBUILDING

Double Garage  
Workshop

### OUTSIDE

Front Garden  
Rear Garden





## Main features

- 2,759 Sq ft of Stunning accommodation across 3 floors
- Planning permission obtained for garage conversion
- Stunning countryside views
- Large private gardens including garage
- Open plan kitchen diner



### Nearest Schools

Primary Schools: The Anthony Roper Primary 0.7 miles, Horton Kirby C of E Primary 1.5 miles, Downsview Community Primary 1.7 miles

Secondary Schools: Parkwood Hall School 1.4 miles,



### Transport Information

Train Stations: Eynsford 1.3 miles, Farningham Road 1.6 miles, Swanley 2.2 miles



### Address

Sparepenny Lane, Farningham, Kent, DA4



### Directions

For directions to this property please contact us.



Call Eynsford Branch 01322 862844 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



12520247/20241104/LP/LP