



- * STUNNING DETACHED HOME * QUIET CUL-DE-SAC *
- * OPEN VIEWS OVER FARMLAND * FIVE BEDROOMS *
- * FOUR BATHROOMS * STUDY * UTILITY ROOM *
- * LARGE KITCHEN FAMILY ROOM *



9 Pucknells Close
Swanley, BR8 7TH

£1,280,000

Village Estates are delighted to present to the market this exceptionally well-presented five-bedroom, four-bathroom detached residence, nestled in the highly desirable Pucknells Close—a tranquil and exclusive setting that boasts breathtaking views over picturesque local farmland. This impressive family home offers a perfect blend of elegance, space, and modern design. The heart of the property is the stunning open-plan kitchen and dining room, flooded with natural light and seamlessly connecting indoor and outdoor living via twin bi-fold doors—ideal for entertaining or simply enjoying the serene countryside surroundings. Additional highlights include a spacious double garage, ample off-road parking, and beautiful garden. Each of the five bedrooms are of good size, with stylish bathrooms offering comfort and luxury throughout. This rare opportunity combines prime location, outstanding presentation, and refined living—making it the perfect forever home. Early viewing is highly recommended.



EPC RATING C
COUNCIL TAX BAND G

Pucknells Close, BR8

Approximate Gross Internal Area = 199.2 sq m / 2144 sq ft
Garage = 27.5 sq m / 297 sq ft
Total = 226.7 sq m / 2441 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

We understand this property is Freehold.

VIEWING:

Via **Village Estates** on 01322 522111

Monday to Friday 9am-6pm, Saturday 9am-5pm.

SELLING YOUR HOME?

If you are thinking of selling your own property, **VILLAGE ESTATES** will be pleased to provide you with a free market appraisal for sale purposes and professional marketing advice **FREE OF CHARGE, WITHOUT OBLIGATION**. Call one of our experienced sales staff on 01322 522111.

Whilst we endeavour to make our sales details reliable and accurate they should not be relied on as representations or statements of fact, and do not form any part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made by us to the effect that the information provided has not been verified. If there are any other points which are of particular importance to you, we would be only too happy to check the information and indeed confirm the availability of the property. Please contact the above office to arrange a convenient viewing appointment.