



**HARTLEY ESTATES**

INDEPENDENT PROPERTY AGENTS

**£485,000**

**1 White Cottage, Hartley Bottom Road, Hartley, Kent, DA3 8LF**

Enviably positioned surrounded by countryside, a beautifully renovated semi-detached cottage, downstairs shower room, living room, fitted kitchen/diner, two double bedrooms, bathroom, delightful rear garden and approx. 0.6 of an acre piece of land, off road parking.







- Beautiful Location & Amazing Views
- Semi Detached Cottage
- Two Double Bedrooms
- Living Room with Log/Coal Burner
- Superb Fitted Farmhouse Kitchen/Diner
- Rear Garden
- Additional Approx. 0.6 Acre Paddock/ Land
- Driveway & Off Road Parking

Occupying an enviable position in this idyllic village surrounded by gently rolling unspoilt countryside, a beautifully renovated semi detached cottage. Enter through the oak door into a reception hallway with oak stairs, there is also a downstairs shower room/ cloakroom, good size living room with feature multi fuel burner and amazing views to the side, beautifully appointed farmhouse fitted kitchen/diner, two double bedrooms with amazing views from every aspect, spacious luxury bathroom with roll top bath.



Amongst the numerous features: oil fired central heating with designer traditional column style radiators, double glazing throughout, sandstone flooring, oak internal doors and oak flooring and skirting's. There is a delightful rear garden and approx. 0.6 of an acre piece of land to the side currently used as an allotment and recreation. Also there is plenty of off road parking with driveway to the front of the house. This is a beautiful home in a beautiful location and your internal viewing is highly recommended.

Hartley Village has local shops at Cherry Trees and The Parade, Church Road, with a Post Office and convenience store in Ash Road. There are two primary schools, a nursery school, library and a dentist, with doctors at Longfield and New Ash Green. There are further shops, supermarkets and a train station, with services to London Victoria, in Longfield. Hartley Country Club, set in 10 acres of glorious Kent countryside, offers a unique combination of sporting and social attractions. There are good, local road networks and all are within approximately 5.5 miles; the A2 giving access to the M2, M25 and Dartford River Crossing; and the A20 leading to the M20 and M25. Ebbsfleet International Station, providing fast services to St Pancras and Europe, is also within approximately 5.5 miles. The Bluewater Shopping Centre, with its varied range of shops and recreational facilities, is approximately 5 miles from Hartley Village.





The accommodation, with approximate measurements and numerous power points, comprises:

**ENTRANCE HALL** Oak entrance door, column radiator, double glazed window to side with panoramic views, built in cloaks cupboard, oak staircase ascending with iron balustrading, small under stairs boot cupboard, sandstone flooring.

**DOWNSTAIRS SHOWER ROOM** Fully tiled shower cubicle and rainfall shower, wash hand basin, low level WC, column radiator, tiled walls, extractor fan, sandstone flooring.

**LIVING ROOM** 15' 5" x 14' 7" (4.7m x 4.5m) Double glazed windows to front and side with amazing views, column radiators, oak floor, feature brick fire surround and chimney breast with wood/coal burner and brick hearth.



**FITTED KITCHEN/DINER** 15' 5" x 8' 1" (4.7m x 2.5m) Double glazed windows to rear and side with yet again amazing views, beautifully fitted country/farm house kitchen with cream distressed units including base cupboards, feature butler sink with further cupboards, granite work top surfaces, built in wooden breakfast bar, cupboard housing washing machine, integrated dishwasher, part tiled walls, wall cupboards, deep alcove housing Rangemaster range oven with gas hob and double oven and separate grill with concealed overhead extractor hood, sandstone floor, stable door to garden.



**LANDING** Access to fully insulated and boarded loft space with retractable ladder.

**MASTER BEDROOM** 15' 5" x 8' 1" (4.7m x 2.5m) Double glazed windows to rear and side with panoramic views over open countryside, column radiator, oak flooring.

**BEDROOM TWO** 15' 5" x 7' 8" (4.7m x 2.3m) Double glazed windows to side and rear with beautiful views, oak flooring, column radiator, built in double cupboard.

**BATHROOM** 8' 3" x 6' (2.5m x 1.8m) Double glazed window to side, free standing roll top bath with claw and ball feet, marble flooring, column radiator, high level traditional toilet (WC, cistern and pan), inset vanity wash hand basin.







**EXTERNAL** Cess pit drainage.

**REAR GARDEN** Patio area, laid to lawn, outside tap, walled and fenced boundary, workshop and utility room with power and light, decked patio area, fruit trees.

**SIDE GARDEN** Laid to lawn, walled boundary, combi oil fired boiler for central heating/hot water system, pathway to:

**FRONT GARDEN** Walled surround with entrance gate, laid to lawn.

**OFF ROAD PARKING** Driveway for several cars, Please note cottage next door has access through.

**ADJOINING FIELD/PADDOCK** Please note this is on a separate title an adjoining field/paddock of approximately 0.6 of an acre, currently used as an allotment and recreation, there is a shed, laid to lawn.





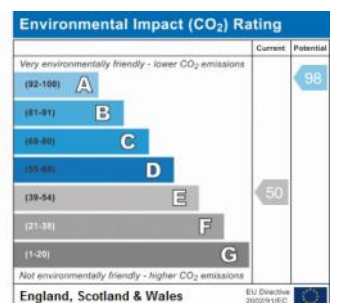
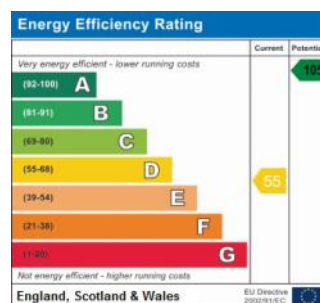


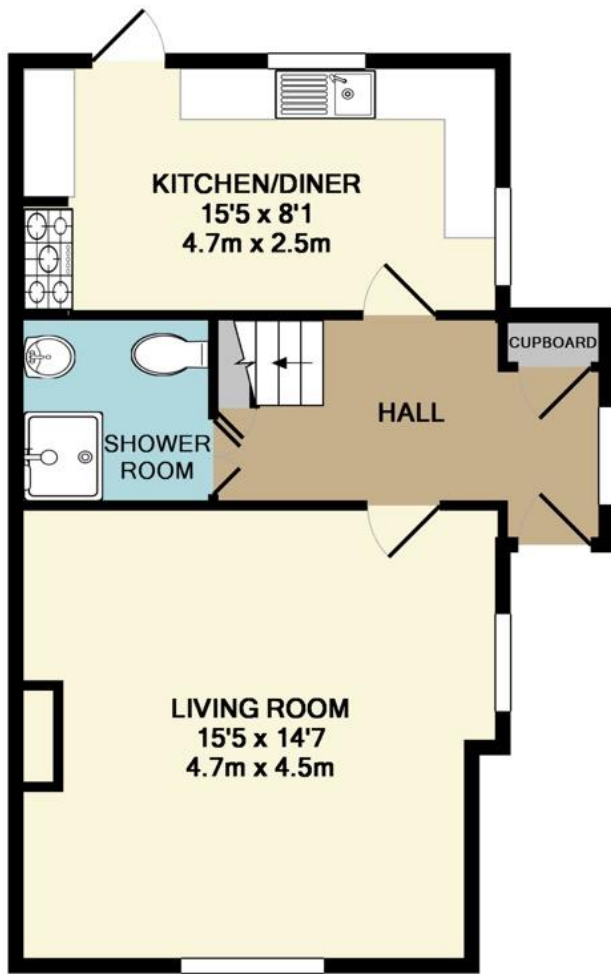
Tenure: Freehold

Council Tax Band: TBC

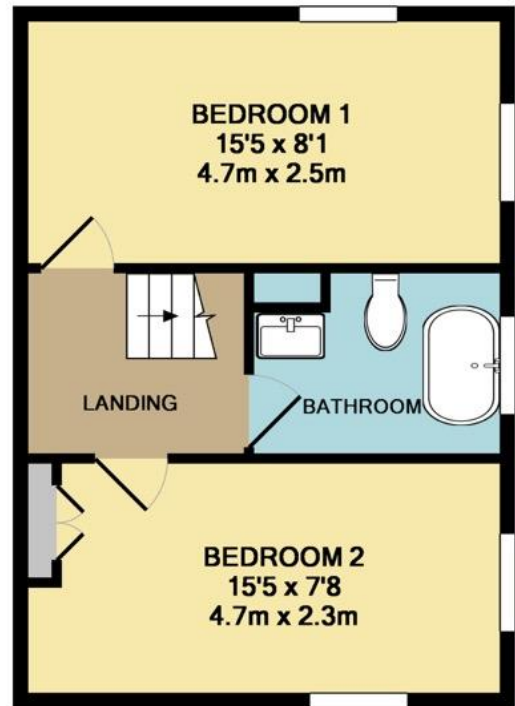
Fixtures and fittings by arrangement other than those mentioned.

Draft Details: The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense. D1.





GROUND FLOOR  
APPROX. FLOOR  
AREA 461 SQ.FT.  
(42.8 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 337 SQ.FT.  
(31.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 797 SQ.FT. (74.1 SQ.M.)  
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**Viewing by prior telephone appointment with Hartley Estates.  
Opening hours: Monday – Friday 9am-5.30pm, Saturday 9am-5pm**

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