



Longfield House Main Road Longfield Hill

- Sought After Location
- Extended Detached Victorian House
- Four Bedrooms
- Spacious Fully Fitted Kitchen/Breakfast Room
- Living Room
- Modern Outside Garden Office
- South West Facing Garden
- Garage & Off Road Parking
- Beautifully Presented
- Viewing Highly Recommended

Offers Over
£700,000





A truly unique and elegant extended detached Victorian house with a lovely contemporary decor throughout. The generous living accommodation includes: entrance hallway, downstairs cloakroom, family room/sewing room, living room, utility room, beautiful fully fitted kitchen/breakfast room with garden room extension with bi-folding doors overlooking rear garden, four bedrooms, wet room/shower room, family bathroom. Other features include: solid oak internal doors, engineered solid wood flooring, made to measure blinds, backing onto farming land.

The property is located in the small village of Longfield Hill with its local pub/restaurant, the village of Longfield which is approximately 1.8 miles away benefits from many amenities including, shops, doctors and dentist surgeries, restaurants, main line railway station offering services to London Victoria. There are road links from this area giving access to A2/M2, A20/M20, M25 and Dartford Tunnel, also close proximity to Bluewater shopping centre and Ebbsfleet International high speed link to Paris and St Pancras international station.

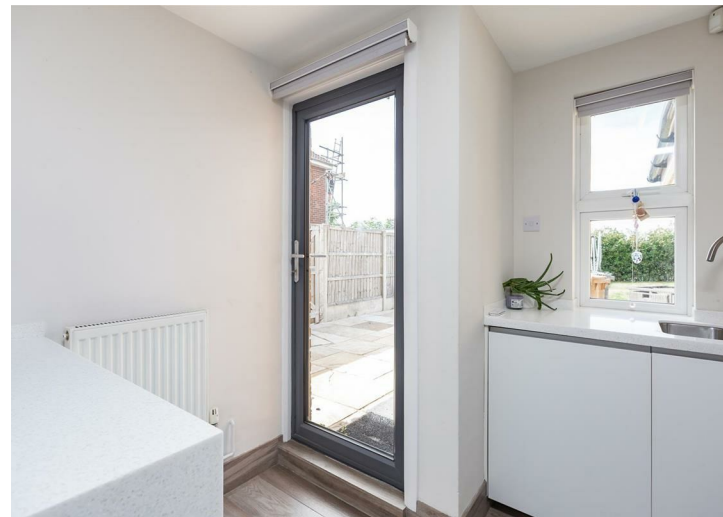
The accommodation, with approximate measurements and numerous power points, comprises:

ENTRANCE HALL

Composite entrance door, radiator, engineered wooden flooring.

LOBBY

Staircase ascending, built in cloaks/store cupboard.







DOWNSTAIRS CLOAKROOM

Double glazed window to rear, low level WC, wash hand basin with cupboards below, heated towel rail, tiled floor.

FAMILY ROOM/STUDY/SEWING ROOM

3.57 x 2.80 (11'9" x 9'2")

Double glazed bay window to front, engineered wooden flooring, radiator, glazed bi-folding doors separating from the living room.

LIVING ROOM

5.48 x 4.35 (18'0" x 14'3")

Dual double glazed windows to front, feature stone fireplace with stone hearth, engineered wood flooring, radiators, down lighters.

UTILITY ROOM

Double glazed window to rear with remote controlled blinds, double glazed door to garden, work surfaces with base units under, integrated fridge, work top surface with single sink unit with cupboards under, deep understairs cupboard with space and plumbing for washing machine, tiled flooring, radiator, downlighters.

FULLY FITTED KITCHEN/BREAKFAST ROOM

4.78 x 3.48 (15'8" x 11'5")

Beautifully spacious fitted kitchen with sink unit with mixer tap, base cupboards and drawers, fantastic Corian work top counters, integral dishwasher, wall cupboards, integrated fridge/freezer, integrated double oven, integrated induction hob, under floor heating, tiled flooring.

GARDEN ROOM

4.36 x 2.60 (14'4" x 8'6")

Double glazed bi-folding doors overlooking rear garden, two Velux double glazed skylights, double glazed window to side, tiled flooring, under floor heating.



LANDING

Double glazed window to rear, access to insulated loft space, carpeted.

BEDROOM ONE

4.32 x 3.58 (14'2" x 11'9")

Double glazed windows to side and front, double radiators, built in sliding door wardrobes.

VANITY/BEAUTY ROOM

Double glazed window to rear, work surface/vanity counter, wall cupboard.

BEDROOM TWO

3.55 x 2.90 (11'8" x 9'6")

Double glazed window to rear with farmland views, double radiator, engineered wood flooring.



BEDROOM THREE 4.16 x 3.65 (13'8" x 12'0")
Double glazed windows, radiator, built in double sliding door wardrobes.

BEDROOM FOUR 3.11 x 1.85 (10'2" x 6'1")
(Currently used as dressing room). Double glazed window to front, radiator.

BATHROOM
Double glazed window to rear, beautifully appointed, freestanding bath, wash hand basin with cupboards below, low level WC, tiled walls, heated towel rail, tiled floor, down lighters.

SHOWER ROOM/WET ROOM
Double glazed window to side, sink unit with counter/work surface, tiled walls, heated towel rail, rainfall shower and wall shower, wet room flooring.

REAR GARDEN
South west facing, large patio area, mainly laid to lawn, outside power points, outside water tap, fenced boundaries, access to garage.

SUMMERHOUSE/OFFICE 4.95 x 2.28 (16'3" x 7'6")
Bi-folding double glazed doors, laminate flooring.

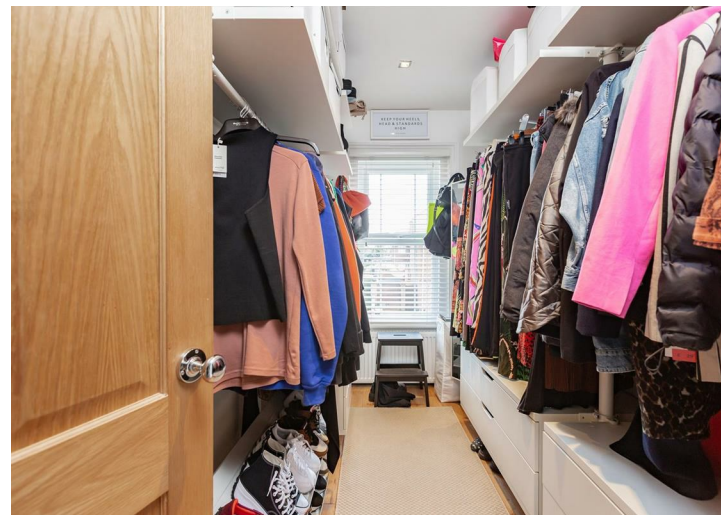
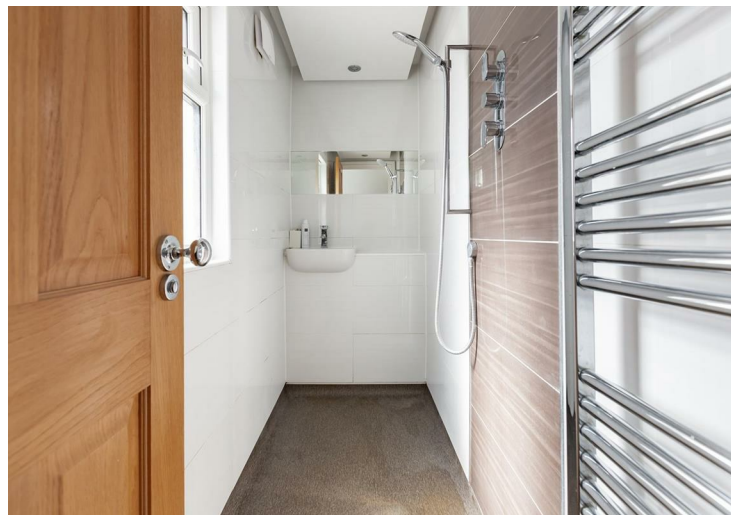
FRONT GARDEN
Lawned area, flower and shrub borders.

GARAGE 5.40 x 2.75 (17'9" x 9'0")
Up and over door, power and light.

Tenure: Freehold

Council Tax Band: E

Fixtures and fittings by arrangement other than those mentioned.

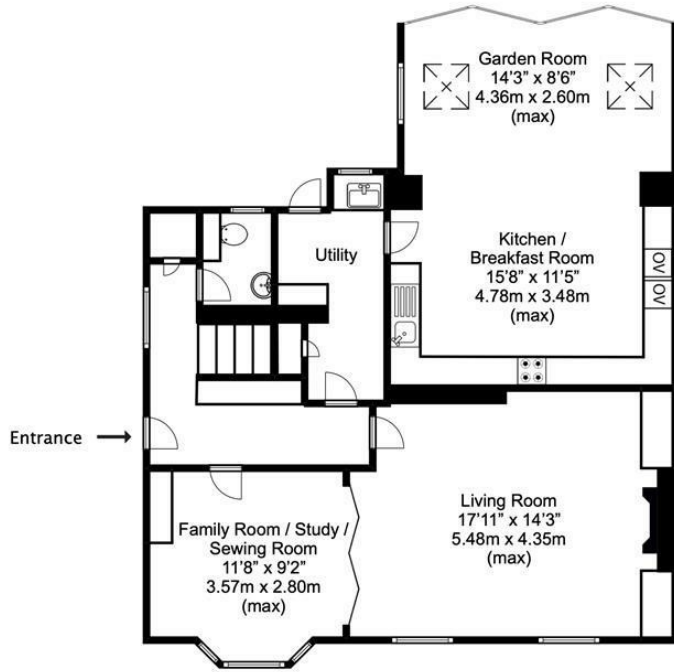




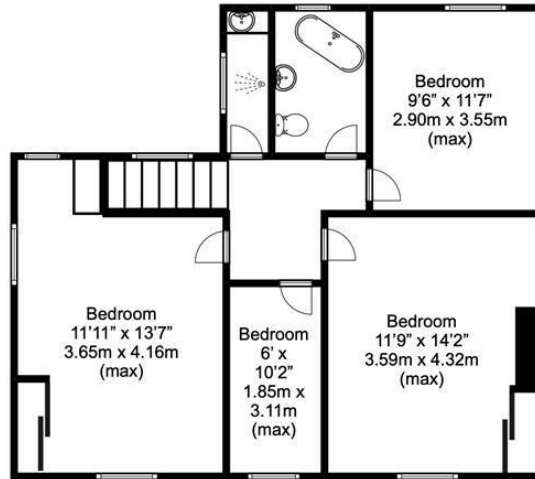




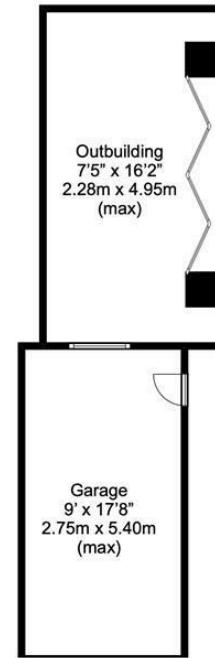
Approx. total floor area (Excl. Garage and Outbuilding)
1,500 SQ.FT.
139.47 SQ.M.



Ground Floor
Approx. floor area
842 SQ.FT.
78.28 SQ.M.



First Floor
Approx. floor area
658 SQ.FT.
61.19 SQ.M.

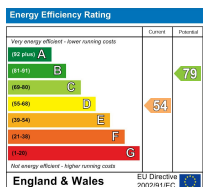


Garage and Outbuilding
281 SQ.FT.
26.13 SQ.M.

Disclaimer

This plan is for illustrative purposes only and no responsibility is taken for any error, omission, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements have been added as a guide to prospective buyers only, are not precise, not to scale, may have been taken from the widest area and may include wardrobe / cupboard space. Garages and outbuildings are not represented in their actual location in relation to the property. No guarantee is given to any measurements including total areas. Compass point and measurements should be considered inaccurate and checked. Buyers are strongly advised to take their own measurements and compass bearing.

Created by Agents Aperture
www.agentsaperture.co.uk
© Agents Aperture



Appliances and services are untested. Dimensions are approximate and floorplans are not to scale. Fixtures and fittings, planning and alterations, lease details if applicable, should all be verified legally.

Open: Monday-Friday 9am-5.30pm
Saturday 9am-5pm

**4 The Row, New Ash Green
Kent DA3 8JG**

**1 The Parade, Wrotham Road
Meopham, Kent DA13 0JL**

01474 815811 / 871555

info@hartleyestates.com
www.hartleyestates.com

