



## Elderberry Cottage Gorse Way Hartley

- Wealth of Potential, For Further Extension or Redevelopment
- Highly Sought After Location
- Detached Four Bedroom House
- Two Reception Rooms
- Conservatory
- Large Kitchen & Utility Room
- 0.28 of an Acre Plot
- In Need of Updating & Redecoration
- No Onward Chain

**£850,000**







Nestled in the much sought after road of Gorse Way in the village of Hartley, an exciting opportunity to purchase this amazing detached four bedroom family home.

The property does require updating and redecoration but the potential is vast for further extension or redevelopment, and what a fantastic location.

Built in the 1930s with later extensions and sitting on a plot of approximately 0.28 of an acre, there is a large detached double garage and long driveway space.

Opportunities like this are incredibly rare in such a prestigious location, this property also benefits from having no onward chain.

Enter into the lovely spacious entrance hallway with staircase ascending, the dining room/second reception room lies over to your right with access to a conservatory overlooking the garden to the rear. Back out into the entrance hall and over to the left is the good sized kitchen with a separate utility room and downstairs cloakroom, not forgetting the living room with doors leading to the rear garden.

Upstairs there are four bedrooms, one bedroom with a balcony overlooking the front lawn, there is also a bathroom.







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.

Council Tax Band: G

Fixtures and fittings by arrangement other than those mentioned.

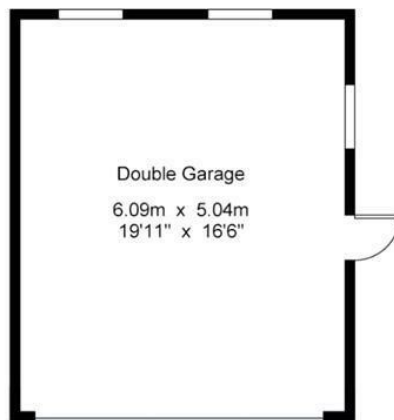




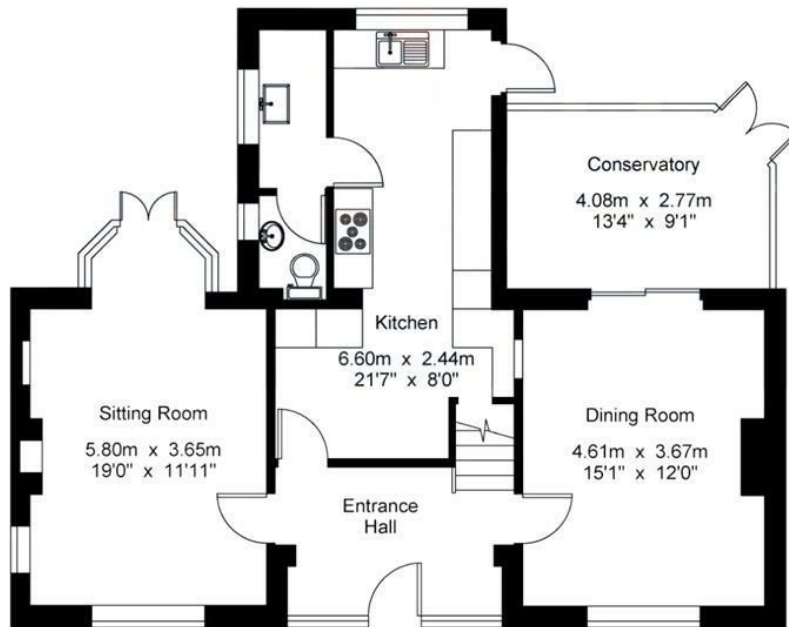




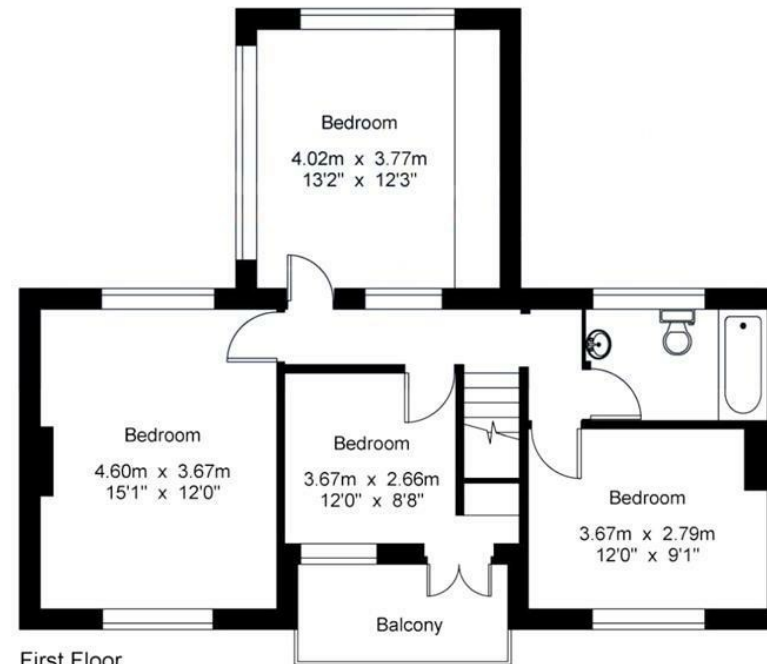




House - Gross Internal Area : 148.6 sq.m (1599 sq.ft.)  
Garage - Gross Internal Area : 30.6 sq.m (329 sq.ft.)



Ground Floor



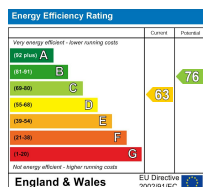
First Floor



Feet  
Metres

For Identification Purposes Only.

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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

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