



Meadcot Ash Road Hartley

- Located in The Heart of The Village
- Four Double Bedrooms
- Large Living Room
- Fabulous Re-fitted Bespoke Fully Fitted Kitchen/Diner
- Laundry Room
- Lovely 1/2 an Acre Plot
- Double Garage
- Set Back with Extensive Driveway

£1,100,000





Rare to the market, located in the heart of Hartley village- a fabulous detached four double bedroom family residence set back from the road and nestled on a 1/2 an acre plot. Offering well established gardens with enormous potential, extensive driveway to front and beautifully nurtured gardens to the rear with side access and double garage.

This well presented home offers fabulous family living accommodation. Upon entering prospective buyers are met with a light, large entrance hall with portrait window stretching double height, framing a view over the expansive garden and neatly tucked behind an open tred staircase. Off of the hallway is the downstairs cloakroom. Leaving the entrance hall to the right the property opens into a tastefully decorated, dual aspect bright living room. Featuring eye-catching views to the garden and direct access to the garden via patio door. From the lounge entering back into the entrance hall, to the left is the beautiful recently fitted, custom designed kitchen/breakfast room and open plan dining space- perfect for entertaining. Beyond the kitchen the property also boasts an extremely useful good sized utility/laundry room with direct access into the double garage.

Upstairs a spacious landing awaits, incorporating the large portrait window with views of the garden. The property has four double bedrooms with built in wardrobe space, with the main bedroom also benefiting from a good size en-suite. Also located off the landing is a generously sized family bathroom with corner bath and separate shower.

Outside, the expansive rear garden is beautifully





landscaped, bordered by mature shrubs, and includes a rockery/water feature, well-maintained lawn, and a large patio area with a wide side access to the garden. To the front the property showcases an enviable front garden with driveway space for multiple vehicles, landscaped shrubs and trees along with the double garage with electric up and over door.

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.

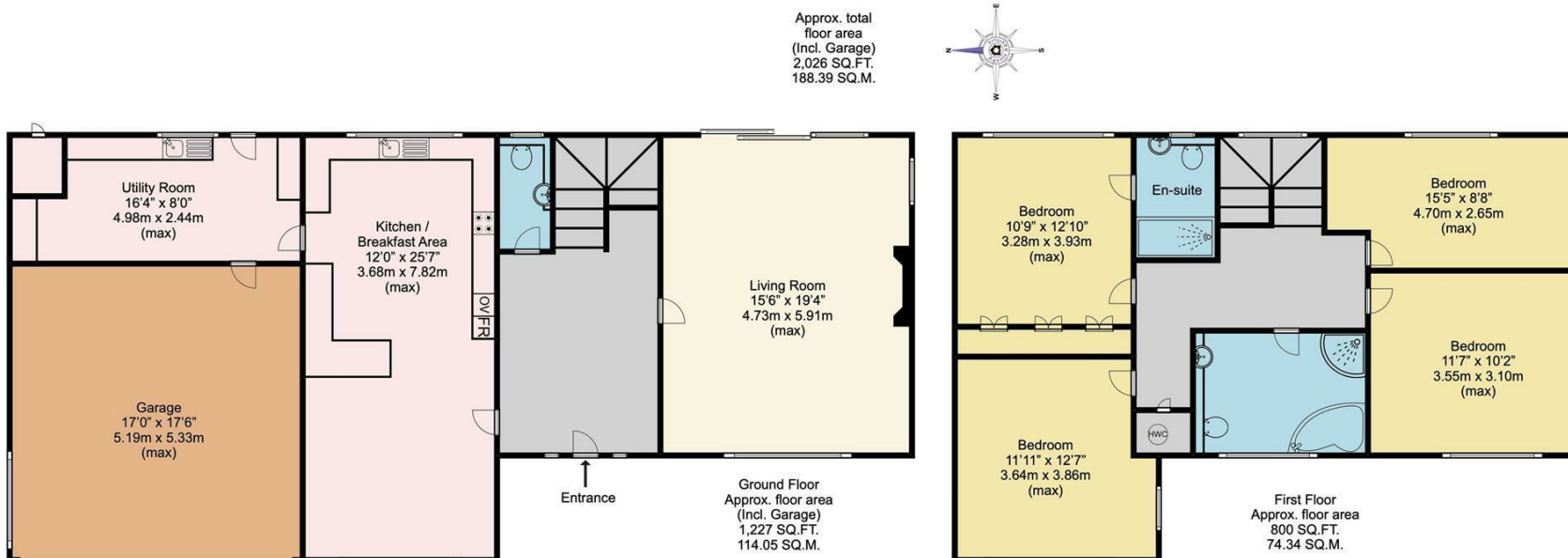
Council Tax Band: G

Fixtures and fittings by arrangement other than those mentioned.

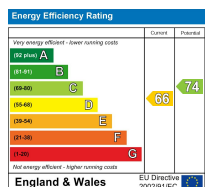








Disclaimer
This plan is for illustrative purposes only and no responsibility is taken for any error, omission or misstatement. The appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements have been added as a guide to prospective buyers only,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



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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