



HARTLEY ESTATES

INDEPENDENT PROPERTY AGENTS

Freehold

£985,000

Fawkham Green Road, Fawkham, Kent, DA3 8NN

A rare opportunity to acquire an impressive individual family home set within 2 acres and situated in a stunning location facing 50 acres of protected ancient woodland. The property offers substantial and versatile accommodation. Internal viewing is highly recommended.





- Substantial Individual Home
- Flexible Accommodation With Annexe Potential
- Large Rooms Throughout With High Ceilings
- 4/5 Bedrooms With 3 Ensuites
- 4 Reception Rooms
- Oversized Integral Double Garage
- 30 Minute Train Link To London
- Good Choice Of Reputable Schools, Including Independent & Grammar Schools
- Set Within 2 Acres

A rare opportunity to acquire an impressive individual family home set within 2 acres and situated in a stunning location facing 50 acres of protected ancient woodland. The property offers substantial and versatile accommodation. Internal viewing is highly recommended.

Fawkham is a rural village set in a quiet location

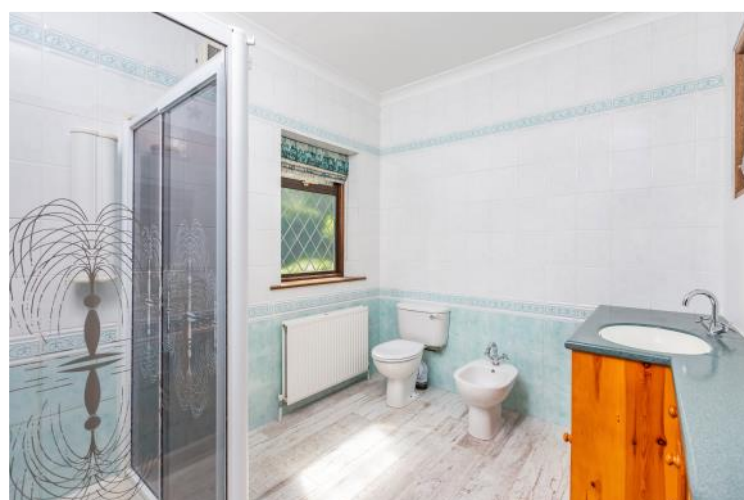


approximately 20 miles from central London, and has a highly regarded primary school, a village hall and 12th century Norman church. The house is within walking distance of the popular Rising Sun pub/restaurant and a luxury hotel with health club/spa. Golfing and equestrian pursuits are well catered for, The London Golf Club is amongst a host of local golf clubs; Eaglesfield Equestrian Centre and Speedgate Equine Centre with cross country riding are close by.

Longfield is a short drive away providing excellent shopping: including Waitrose; mainline rail services to London Victoria (30 minutes) and the Kent coast; doctors and dentist surgery; post office and library. The property sits within the catchment area for a number of highly reputable schools, including independent and grammar schools.

There is easy access to the M25, M20 and A2 providing links to the Channel Tunnel, Gatwick and Heathrow airports, Bluewater Shopping Centre (with shops, restaurants and cinemas) and Ebbsfleet International railway station (Stratford International (11 minutes) and St Pancras (19 minutes)).

The generous accommodation is fully double glazed with zoned oil fired central heating and has been



carefully designed to maximise the space; and most notably comprises of 4 large reception rooms; large kitchen with utility room, spacious main bedroom with ensuite, 3 further double bedrooms, 2 with ensuites, large family bathroom, dressing room with fitted wardrobes leading to games room/bedroom which could be easily converted into a self contained unit.

The accommodation with approximate measurements comprises:

ENTRANCE HALL Entrance via hardwood front door. Double glazed leaded light window to front. Double glazed sliding doors to rear patio. Inglenook fireplace. Radiator. Walk in coat cupboard with fitted units.

LIVING ROOM 18' 9" x 16' 6" (5.73m x 5.05m) Double aspect with two double glazed leaded light windows to front, double glazed leaded light window to side. Inglenook fireplace with woodburning stove. Two radiators.

DINING ROOM 18' 5" x 13' 6" (5.63m x 4.14m) Double glazed leaded light window to rear. Double glazed sliding door to rear patio. Two radiators.

KITCHEN 17' 9" x 12' 6" (5.42m x 3.82m) Double aspect with one double glazed leaded light window to rear. One double glazed leaded light window to side.



Double glazed sliding door to patio. Hand made solid oak units. Maia work top and breakfast bar. Built in Neff double oven; five ring Neff gas hob with extractor fan. Integral Bosch dishwasher. Ceramic floor. Two radiators.

UTILITY ROOM Double glazed opaque leaded light window to side. Radiator. Ceramic floor.

CLOAKROOM Double glazed opaque leaded light window to side. Low level WC. Petite wash basin. Part tiled walls. Radiator. Ceramic floor.

STUDY 13' 1" x 8' 5" (4.01m x 2.59m) Double glazed leaded light window to front. Fitted office furniture, including desk, filing cabinets, shelved cupboards. Separate fully shelved walk in cupboard. Radiator.



STUDY/PLAYROOM 11' 0" x 9' 10" (3.37m x 3.01m) Double glazed leaded light window to side. Access to loft. Radiator.

INNER HALLWAY Cupboard housing hot water tank. Separate airing cupboard. Access to loft. Radiator.

PRINCIPAL BEDROOM 24' 10" x 11' 11" (7.59m x 3.64m) Double aspect with one double glazed leaded light window to rear and one double glazed leaded light window to side. Radiator.

ENSUITE SHOWER ROOM Double glazed opaque leaded light window to side. Double shower cubicle. Low level WC. Bidet. Vanity sink unit with Corian surface and wash basin. Part tiled walls. Radiator. Ceramic floor.



BEDROOM 2 24' 10" x 9' 5" (7.59m x 2.88m) Double aspect with one leaded light double glazed window to rear and one leaded light double glazed window to side. Two radiators.

ENSUITE SHOWER ROOM Double glazed opaque leaded light window to rear. Shower cubicle with rainfall shower. Low level WC. Pedestal wash basin. Radiator. Ceramic floor.

BEDROOM 3 13' 10" x 11' 11" (4.23m x 3.64m) Double glazed leaded light window to side. Pedestal wash basin. Radiator.

BEDROOM 4 11' 10" x 9' 11" (3.63m x 3.03m) Double glazed leaded light window to front. Radiator.

ENSUITE SHOWER ROOM Double glazed opaque leaded light window to front. Shower cubicle. Low level WC. Pedestal wash basin. Built in wardrobe. Radiator. Ceramic floor.



FAMILY BATHROOM Double glazed opaque leaded light window to rear. White suite comprising low level WC, panelled enclosed bath with mixer tap and shower attachment, pedestal wash basin. Built in storage cupboard. Radiator. Tiled walls. Ceramic floor.



to front. Floor to ceiling double hanging, mirrored fitted wardrobes. Radiator. Stairs to:

GAMES ROOM/POTENTIAL BEDROOM 5 21' 4" x 13' 0" (6.52m x 3.98m) Port hole window to front. Four double glazed skylight windows with fitted blinds. Eaves storage. Access to further loft space. Two radiators.

GARAGE 24' 7" x 21' 5" (7.51m x 6.54m) Oversized integral double garage with two electric, remote controlled doors. Utility area with fitted cupboards, worktop space and one and half sink bowl unit, plumbing for washing machine and space for vented tumble dryer. Door to garden. Two double glazed leaded light windows to front. Pedestrian fire door into house.



FRONT GARDEN Laid to lawn with mature shrubs and flower borders. Outside lighting including Victorian lamp post. Large block paved driveway with parking for several cars.

REAR GARDEN The garden nearest to the house is landscaped to include mature shrubs and flower borders, two patio areas and an ornamental pond. The garden leads via a lawned area to a decked sun terrace



ROOM MEASUREMENTS:

ENTRANCE HALL

LIVING ROOM 18' 9" x 16' 6" (5.73m x 5.05m)

DINING ROOM 18' 5" x 13' 6" (5.63m x 4.14m)

KITCHEN 17' 9" x 12' 6" (5.42m x 3.82m)

UTILITY ROOM

CLOAKROOM

STUDY 13' 1" x 8' 5" (4.01m x 2.59m)

STUDY/PLAYROOM 11' 0" x 9' 10" (3.37m x 3.01m)

INNER HALLWAY

PRINCIPAL BEDROOM

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ENSUITE SHOWER ROOM

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ENSUITE SHOWER ROOM

FAMILY BATHROOM

DRESSING ROOM

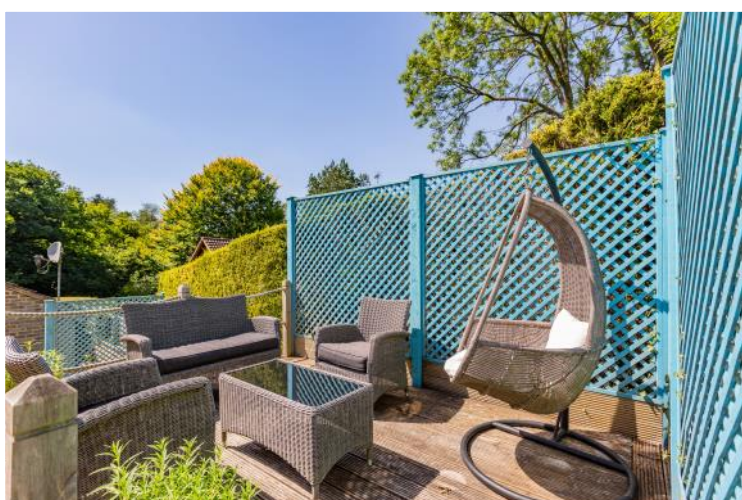
GAMES ROOM/POTENTIAL BEDROOM 5

21' 4" x 13' 0" (6.52m x 3.98m)

GARAGE

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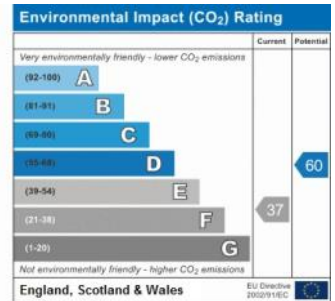
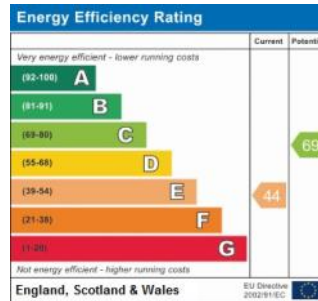


and further lawned area with mature trees, shrubs and greenhouse, with power and light. The garden opens out to another large grassed area with a selection of fruit trees, Wendy house, log store and compost area, a further greenhouse and potting shed both with light and power. A log cabin, with light and power, is approached by steps, lined with lavender, with a barbecue area, two secluded seating areas and Victorian lamp post. A five-bar gate leads to a further large grassed area with a vegetable enclosure. Raised beds provide a fertile environment for vegetables and soft fruit. From the top of the Southwest facing garden, beautiful views, particularly at sunset, can be enjoyed over the Kent Downs.

Please note: The property is on mains drainage.

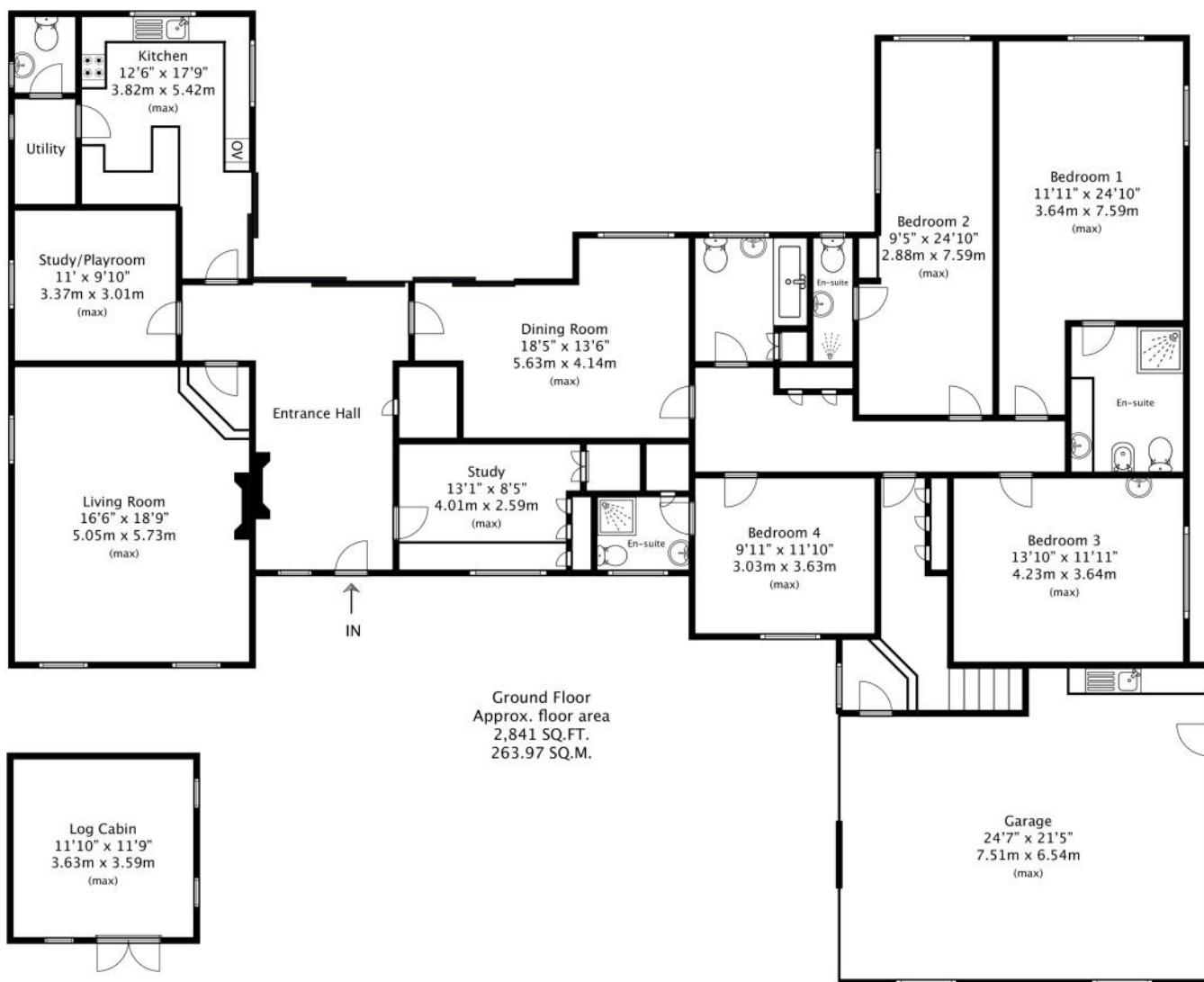
Fixtures and fittings by arrangement other than those mentioned.



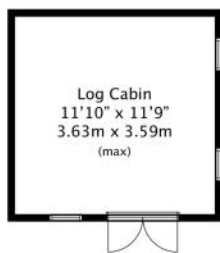


Directions: From our Longfield office turn left onto the B260, at the mini roundabout turn left onto Fawkham Road. Follow this road for approximately 2 miles and turn left into Fawkham Green Road. The property will be found approximately half way along on the left.





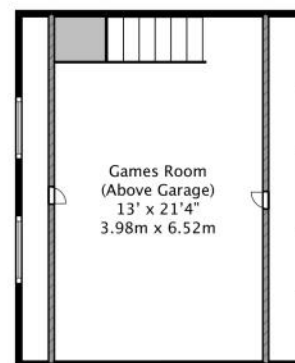
Ground Floor
Approx. floor area
2,841 SQ.FT.
263.97 SQ.M.



Log Cabin
Approx. floor area
140 SQ.FT.
13.03 SQ.M.

Please note: Log Cabin & Games Room not shown in actual position

Approx. total floor area
(Excl. Log Cabin, Incl. Garage + Room Above)
3,120 SQ.FT.
289.91 SQ.M.



Room Above Garage
Approx. floor area
279 SQ.FT.
25.94 SQ.M.

Disclaimer

All measurements have been taken as a guide to prospective buyers only and are not precise. 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 may have been taken from the widest area and may include wardrobe / cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Opening hours: Monday – Friday 9am-5.30pm, Saturday 9am-5pm, Sunday 10am-2pm

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