



Parrock Lane, Colemans Hatch

Offers in Region of **£900,000**

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Colemans Hatch, Hartfield

Set back from Parrock Lane in a countryside setting a refurbished and extended period home believed to have origins from the 17th Century. The property retains the charm and character of its era and has been sympathetically extended a number of times, now providing an immaculately presented three bedroomed home with views over its own beautifully laid out gardens and grounds. Internally the property is light, with well arranged character accommodation including beams, oak doors, fireplaces with woodburners and flagstone flooring. A spacious entrance hall, with cloakroom, leads to the well fitted kitchen/breakfast room with granite worktops and extensive range of cupboards, drawers and deep twin butlers sink, integrated dishwasher and log burning stove in the breakfast area. Adjacent is the large Living Room with brick fireplace, beamed ceiling, feature fitted oak dresser and doors to the garden. Opening to the double aspect dining room with doors to the broad south facing terrace and garden. On the first floor there are three double bedrooms and modern bathroom with panelled bath, overhead shower and screen, hand basin, W.C. The house has double glazed windows throughout and an LPG heating system.





Colemans Hatch, Hartfield

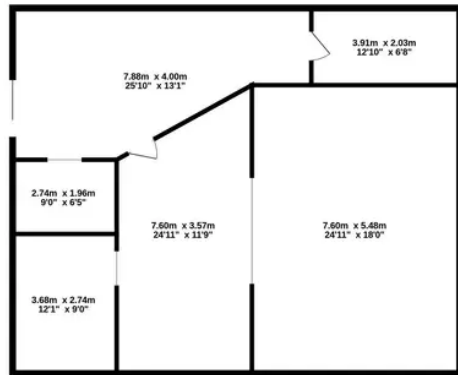
Outside there is a single garage and ample driveway parking. In addition the house has a large attached barn measuring approximately 1220 square feet. The gardens are a feature of the property and include an orchard area with apple and pear trees, formal lawn with well stocked colourful borders. There is an extensive paved terrace and beautifully laid out kitchen garden with raised beds, pathways, greenhouse and potting shed. The orchard has deer proof fencing and a gate to an adjacent paddock. The gardens predominantly face south and west with countryside outlooks. In all the grounds extend to just over 1 acre.

- SUPERBLY PRESENTED PERIOD HOME
- BELIEVED ORIGINALLY 17TH CENTURY
- CHARMING INTERIOR
- RURAL SETTING EDGE COLEMANS HATCH
- PLEASANT SOUTH FACING ASPECT
- 3 DOUBLE BEDROOMS MODERN BATHROOM
- DELIGHTFUL LIVING ROOM
- WELL FITTED KITCHEN/BREAKFAST ROOM
- GARAGE, PARKING & BARN
- SUPERB GARDENS/GROUNDS OVER 1 ACRE

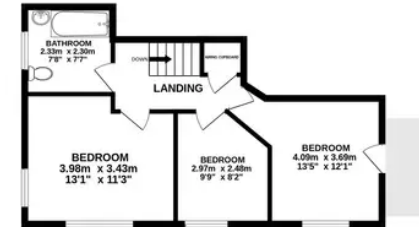




GROUND FLOOR
195.8 sq.m. (2107 sq.ft.) approx.



1ST FLOOR
42.4 sq.m. (456 sq.ft.) approx.



TOTAL FLOOR AREA : 238.1 sq.m. (2563 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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