



35 Fawkham Avenue

New Barn, DA3 7HS Freehold

 4

 3

 1

 C

Offers In Excess Of
£1,000,000

Exceptional Four-Bedroom Turnkey Bungalow in One of New Barn's Most Sought-After Roads. Occupying a generous level plot of approximately 0.279 acres this exceptional four-bedroom detached bungalow has been comprehensively refurbished to an impressive contemporary standard and is offered with no onward chain.

Overview

- One of New Barn's most sought-after residential roads
- Electric gated entrance & private screened frontage
- Comprehensively refurbished contemporary interior
- Impressively spacious open plan sitting /dining room
- Replacement roof - 2024
- Four bedrooms & three bath/shower rooms
- Principal suite with dressing room & en-suite
- Peaceful & private landscaped gardens - approx 0.279 acres
- Excellent London commuter connections
- No onward chain



Property description

Set on a peaceful, wide and tree-lined road, the property sits privately behind mature high hedging and electric gates, creating an attractive and secluded approach. Rarely does a bungalow of this size come to the market having already been refurbished to such a high standard. Clean contemporary lines, quality finishes and a sophisticated neutral palette create a stylish yet comfortable home that is genuinely turnkey and ready to enjoy from day one. The refurbishment extends well beyond cosmetic finishes. All windows and external doors were replaced in 2019 with contemporary anthracite aluminium double-glazed units, complementing the clean architectural styling of the property, while the roof was replaced in 2024. Engineered oak flooring throughout the principal living areas adds warmth and natural texture to the contemporary interior.

Accommodation

Double entrance doors open into an impressive vaulted entrance hall, immediately introducing the sense of light and space found throughout the property. The bespoke contemporary kitchen features modern cabinetry, granite work surfaces and integrated appliances including electric ovens, gas hob, fridge and freezer, together with a water softener and filtered drinking-water tap. The superb triple-aspect main reception room is a particular highlight. Large windows bring in an abundance of natural light, while patio doors open directly onto the garden. A wood-burning stove provides an attractive focal point, adding warmth and character to the contemporary interior. A separate utility room, currently also used as a home office, benefits from a vaulted ceiling and provides valuable additional flexibility.



The principal bedroom suite includes its own dressing room and contemporary en-suite shower room. Three further bedrooms provide excellent accommodation for family, guests or home working, with one enjoying bi-fold doors opening directly onto the garden. There are two further beautifully finished bath/shower rooms, with all three bath/shower rooms benefiting from underfloor heating, quality contemporary fittings and a consistent high standard of finish.

Gardens and grounds

The bungalow occupies a generous level plot of approximately 0.279 acres, larger than many typically found in the area, providing an excellent sense of space and privacy. To the front, mature high hedging provides substantial screening from the road. Electric gates open onto a generous driveway with ample off-road parking for several vehicles, creating an attractive sense of privacy and seclusion on arrival. The rear garden is a particular feature of the property and has been thoughtfully designed and extensively planted to create a peaceful and private setting. Generously stocked borders combine contemporary and established planting to provide structure, colour and interest, giving the garden a stylish yet mature character that complements the contemporary interior of the house.

A generous patio provides an excellent space for outdoor dining and entertaining, while a separate gravelled seating area offers a more secluded spot to sit, relax and enjoy the peace and privacy of the garden. Mature trees, established planting and hedging to part of the rear boundary provide natural screening, while the level nature and generous proportions of the plot retain a feeling of openness and space. With direct access from the principal living accommodation, the garden feels like a natural extension of the house – a beautifully considered outside space offering a rare sense of tranquillity and privacy, whether entertaining friends, dining outdoors or simply enjoying the surroundings.

Location

The property enjoys an enviable position on a peaceful, wide and tree-lined road in one of New Barn's most sought-after residential locations. New Barn lies between Longfield and Meopham, combining an established and peaceful residential environment with excellent connections to London and the wider South East. For commuters, Longfield mainline station is within easy reach, with journey times to London Victoria from approximately 30 minutes. Ebbsfleet International is also a short drive away, with fast services reaching Stratford International in approximately 10 minutes and London St Pancras International in approximately 20 minutes. The A2/M2, M20 and

M25 motorway networks are readily accessible, providing convenient road connections throughout Kent and towards London. The area is well served by primary and secondary schools, with grammar schools available in nearby Gravesend and Dartford. Longfield provides a good range of everyday amenities, including Waitrose, with further shopping available in Meopham and Northfleet. Bluewater Shopping Centre at Greenhithe is also within easy reach.

Property information

Mains gas, electric, water and drainage. Energy rated C. Dartford Council tax band F

Directions

From our Meopham office proceed south along the A227 Wrotham Road and take the third turning on the right into Melliker Lane and follow round to the right until reaching the junction with Longfield Road. Turn right and follow the road over the railway bridge and through Longfield Hill. After the traffic calming take the next right into New Barn Road and then take the third turning on the right into Fawkham Avenue. The property is found approximately 350 yards along on the left. [what3words location finder](#) [//zeal.extend.agenda](#)



35 Fawkham Avenue

House - Gross Internal Area : 171.6 sq.m (1847 sq.ft.)

Outbuildings - Gross Internal Area : 24 sq.m (258 sq.ft.)



0 2 4 6 8 10
1 2 3
Feet
Metres

For Identification Purposes Only.

© 2025 Trueplan (UK) Limited (01892) 614 881

Kings gives notice that: 1 These particulars do not constitute an offer or contract or part of one and must not be relied upon as statements or representations of fact; and we have no authority to make or give any representation or warranties in relation to the property. 2 These particulars have been prepared in good faith and to be used as a general guide. They are not exhaustive and include information provided to us by other parties including the seller, of which may not have been verified. 3 The measurements, areas, distances, orientation and floor plans are approximate and should not be relied on. The text, floor plans and photographs are only for guidance and are not necessarily comprehensive. The photographs may not be current and certain aspects may have changed since the photographs were taken. 4 It should not be assumed that the property has all necessary planning, building regulation or other consents. 5 We have not tested any services, appliances or fittings. 6 Purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property

Station Approach, Meopham, Kent, DA13 0HP
T: 01474 814440

meopham@kings-estate-agents.co.uk

kings-estate-agents.co.uk

