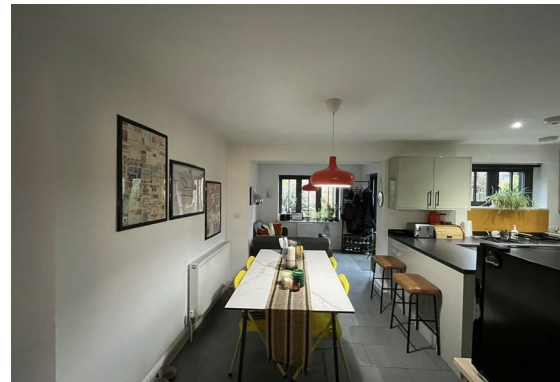




## 2 Courtsole Farm Cliffe

- Envious Position with Panoramic Views
- End Courtyard Building
- Beautifully Maintained Throughout
- Three Bedrooms
- Ensuite to Master Bedroom
- Further Bathroom
- Secluded Garden
- Car Barn & Additional Parking
- No Onward Chain
- Viewing Highly Recommended

Offers Over  
£450,000





With the most amazing and enviable views across open countryside a fabulous end courtyard farm building with living room, dining room, garden room, fully fitted kitchen, master bedroom, ensuite, two further bedrooms, beautiful main bathroom, secluded rear garden, car barn and further parking space.

With the most amazing and enviable views across open countryside a fabulous end courtyard farm building that deserves your internal viewing, located in a small development in a rural village. The accommodation includes: entrance hallway with stunning double glazed entrance door allowing the countryside/farm land views open to you, downstairs cloakroom, lounge leading onto dining room and garden room, fully fitted kitchen with integrated appliances, amazing master bedroom, again with floor to ceiling double glazed windows with panoramic views, ensuite shower room, two further bedrooms, beautifully appointed main bathroom. Amongst the many features: gas central heating with radiators, double glazing throughout, secluded rear garden, access to car barn and further parking space.

Located in this highly sought after location on the northern edge of Cliffe with panoramic views of open fields and agricultural farmland you will be impressed by this charming property. The local country pubs and convenience shops offer the residents of Cliffe a sense of community and offer a place to meet, relax





and enjoy the countryside. There are a number of railway stations within a close proximity. Ebbsfleet International is a short 15 minute drive away which offers high speed links into Central London and Europe.

The accommodation comprises of:

**ENTRANCE HALL** Floor to ceiling double glazing and entrance door, fitted coir matt, laminate flooring, carpeted staircase ascending, under stairs storage cupboard, radiator.

**DOWNSTAIRS CLOAKROOM** 6' 8" x 2' 5" (2.03m x 0.74m) Low level WC, wash hand basin, tiled floor.

**LIVING ROOM** 17' 4" x 11' 5" (5.28m x 3.48m) Double glazed window to front with panoramic views, radiators, laminate flooring.

**FITTED KITCHEN & DINING ROOM** 18' 1" x 10' 8" (5.51m x 3.25m) Double glazed window to rear, beautifully appointed Greenwich Grey high gloss units, stainless steel sink unit, base cupboards, integrated dishwasher and washing machine, contrasting work top surfaces, wall cupboards, wall cupboard housing boiler for central heating/hot water system, breakfast bar, integrated gas hob and electric oven with extractor hood above, radiator, tiled floor.





**GARDEN ROOM 9' 4" x 7' 8" (2.84m x 2.34m)** Double glazed window to rear, double glazed door to garden, tiled flooring.

**LANDING** Access to insulated loft space with ladder and light.

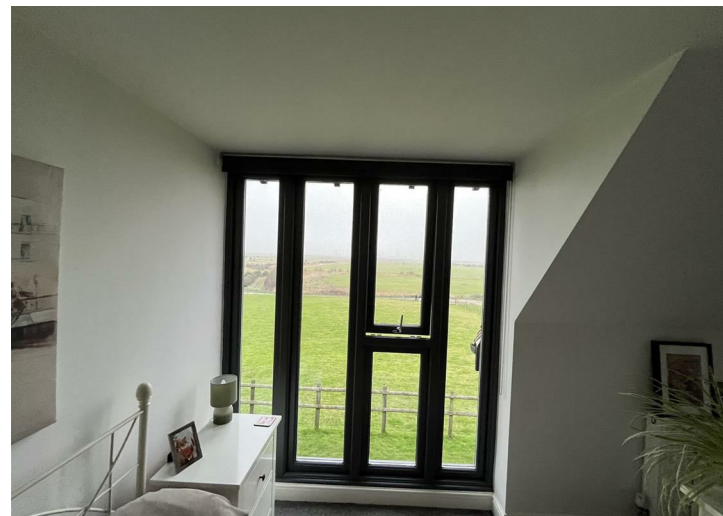
**MASTER BEDROOM 13' 0" x 11' 10" (3.96m x 3.61m)** Floor to ceiling double glazed windows with panoramic views over open countryside, further double glazed skylight window, radiator, built in store cupboard, build in wardrobes.

**ENSUITE SHOWER ROOM 7' 8" x 4' 8" (2.34m x 1.42m)** London metro tiled walls, double shower cubicle with shower screen, wash hand basin, low level WC with concealed cistern, heated towel rail, tiled floor.

**BEDROOM TWO 11' 4" x 9' 11" (3.45m x 3.02m)** Double glazed window to rear with views over church, carpet, radiator.

**BEDROOM THREE 10' 8" x 6' 4" (3.25m x 1.93m)** Double glazed skylight window to rear, radiator.

**BATHROOM 7' 6" x 6' 0" (2.29m x 1.83m)** London metro grey and white tiling, panelled bath with wall shower and shower screen, wash hand basin, low level WC, shaver point, oval opaque sky light.





**REAR GARDEN** Secluded garden, shingled, stepping stones, outside water tap, rear gate leading to:

**PARKING SPACE & CAR BARN**

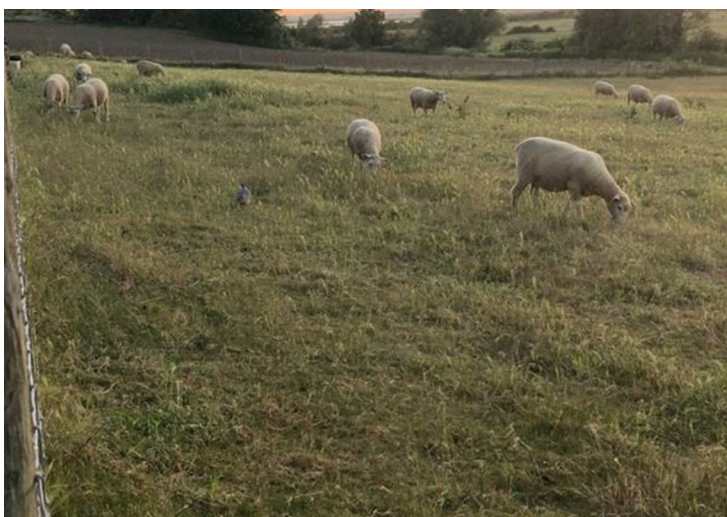
**Tenure:** Freehold

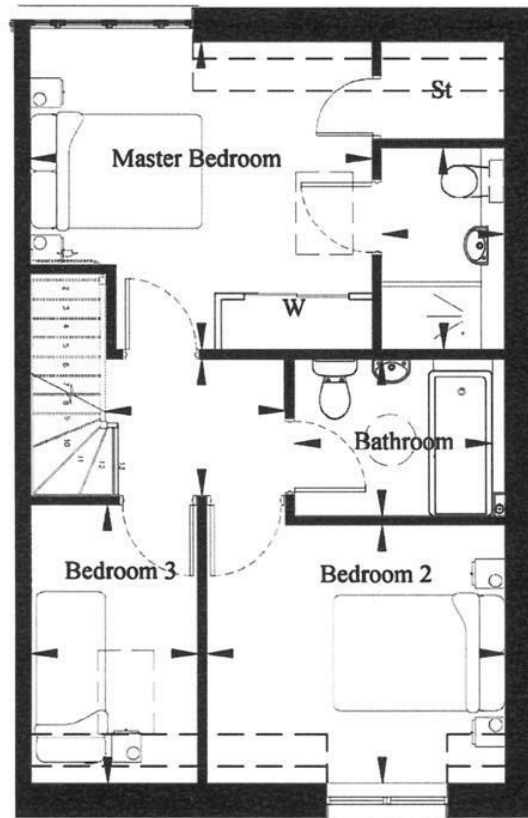
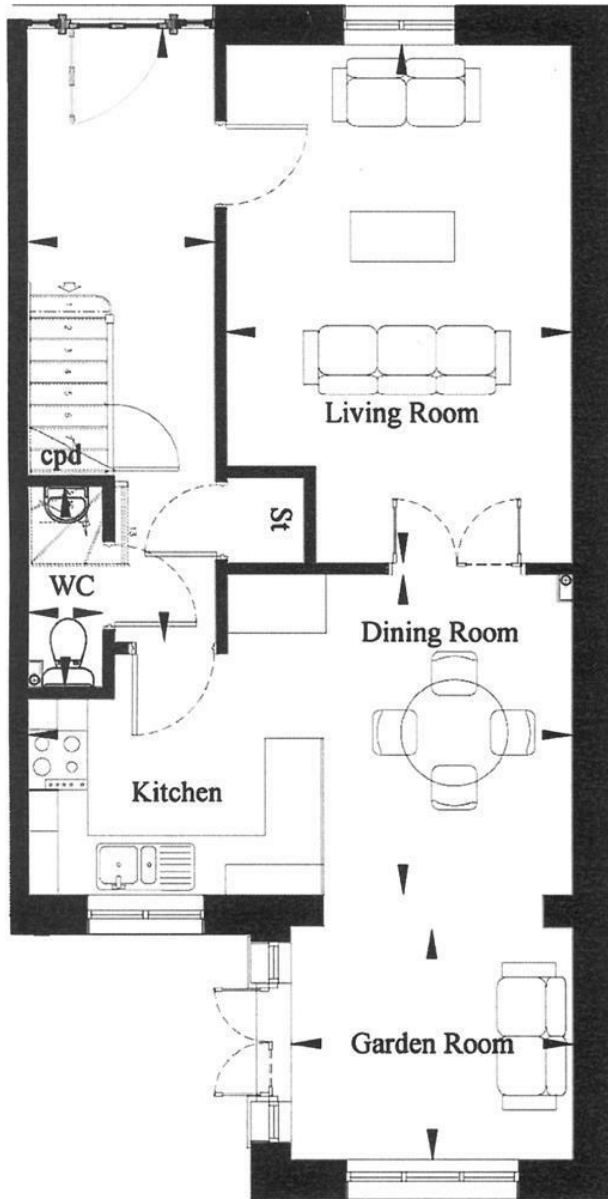
**Council Tax Band:** D

**Fixtures and fittings** by arrangement other than those mentioned.









Open: Monday-Friday 9am-5.30pm  
Saturday 9am-5pm

**4 The Row, New Ash Green  
Kent DA3 8JG**

**1 The Parade, Wrotham Road  
Meopham, Kent DA13 0JL**

**01474 815811 / 871555**

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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.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
105-149kWh A	87
81-104kWh B	
65-80kWh C	
55-64kWh D	
45-54kWh E	
35-44kWh F	
15-34kWh G	
1-14kWh	77
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	