Woodbury Lodge
Church Road
Hartley

- Nestled in a Secluded Position
- Detached Family Four Bedroom House
- Spacious Lounge with Open Fireplace
- Two Further Reception Rooms
- Fitted Kitchen & Utility Room
- Study with Galleried Landing
- Main Bedroom with En Suite
- Large Mature Garden Plot
- End of Chain

Price Guide
£850,000

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PRICE RANGE: £850,000 - £890,000. Perfect setting on a large mature plot, we are delighted to offer for sale this fantastic four bedroom detached family house.
Approached via a long gravel driveway affording parking and turning for several vehicles.
The property offers great potential with versatile living accommodation. The central heating system is oil feed with radiators and there is double glazing.
This property also benefits from having no onward chain.

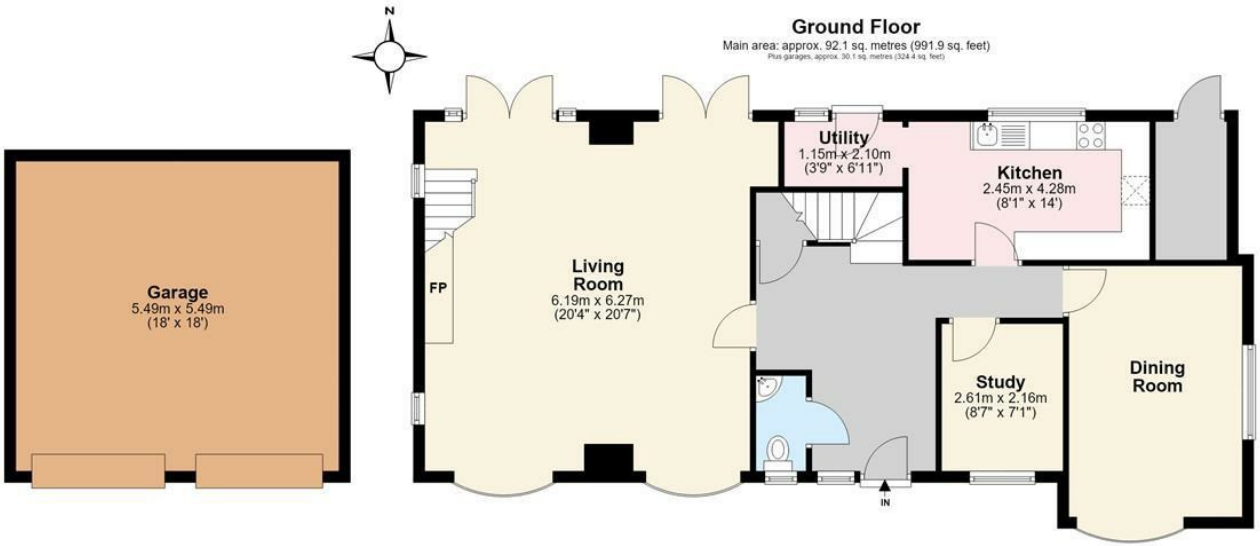
Nestled in a secluded location on a large plot, the property offers great family living. The accommodation includes: entrance hall with downstairs cloakroom, good sized lounge with triple aspect and open fireplace with solid fuel stove and staircase leading to galleried study, there is a separate dining room, further study/playroom, the kitchen is fitted and lies to the rear with a separate utility room with door to rear garden.
Upstairs there is spacious landing, the main bedroom has an en suite, there are three further bedrooms and a family bathroom.

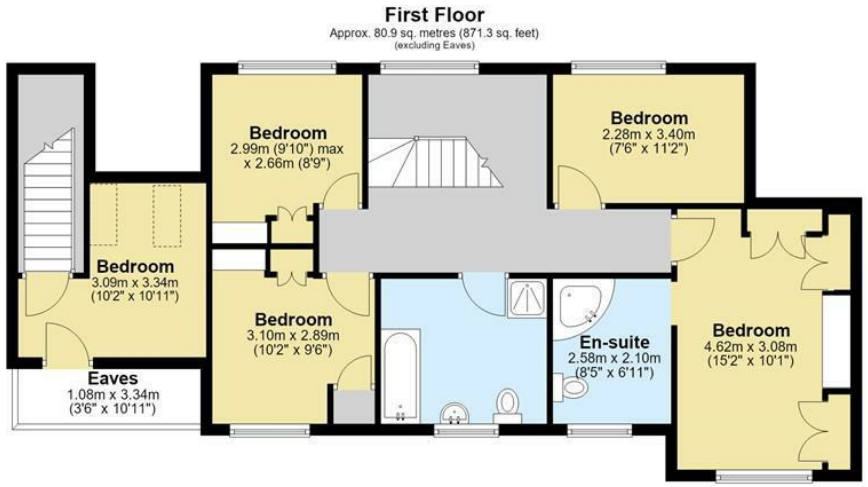
The property is approached via a long gravel driveway which leads to double electric gates, there is a detached double garage with pitched roof and two up and over main doors plus power and light. The front gardens are mainly laid to lawn with shrub borders. To the rear there lies a large garden plot with paved patio area, mainly laid to lawn with mature hedges and trees, outside lights and water tap.
The gardens continue around the side, mostly laid to lawn.

Hartley has a highly regarded Hartley primary school as does the nearby village of New Ash Green, short drive to Longfield railway station which offers a service to Victoria London and Longfield village centre with local shops including Waitrose, village butchers, Co-Op store plus Costa Coffee and several eatries and restaurant/take aways. 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. 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.





Main area: Approx. 173.1 sq. metres (1863.2 sq. feet)
Plus garages, approx. 30.1 sq. metres (324.4 sq. feet)

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.
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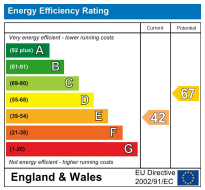
Plan produced using PlanUp.



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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