



**Redhill Wood, New Ash Green, Longfield, Kent,
DA3**

**Offers in excess of:
£700,000**

Redhill Wood, New Ash Green, Longfield, Kent, DA3

This incredibly unique 4/5 bedroom detached house is offered to market in one of the most sought after pockets of New Ash Green village.

Boasting close to 2400sqft of versatile accommodation (to include the double garage), the home is a fantastic option for young, growing, or maybe even multi-generational families.

Occupying a substantial, well-maintained plot which is on a steady downhill gradient, the home offers plenty of off-street parking, with its detached double garage and driveway for at least 3-4 vehicles.

The home is set across three floors. Downstairs, it offers entrance hall, a study, a formal dining room and a downstairs shower-room, for convenience. There is a bright and spacious kitchen-breakfast room to the rear, which leads to a large utility and another, separate toilet.

The main living room is well appointed, with this, the dining room, the kitchen-breakfast room and the utility, all offering access points to the garden. The study and formal dining room offer versatility and could even be used as 5th or 6th bedrooms.

Upstairs and via a gallery-style landing, there are four bedrooms. The master is of incredibly generous proportions with built-in wardrobes, whilst bedrooms two, three and four are all slightly smaller doubles, again all with built in wardrobes. A family sized bathroom completes the accommodation, featuring corner bath, separate shower cubicle, toilet and vanity unit with sink, plus heated towel rail.

Further benefits include double glazing, gas central heating and a loft space for storage.

Externally, the rear garden is a real show-stopper. Well established and featuring some mature plants, trees and shrubs, it is a fantastic space for those with children and/or pets, as they'll have plenty of space in which to roam.

Set across a couple of tiers, there are a few decked & paved seating areas, with steps down to the main proportion which is laid-to-lawn. The entire space offers far-reaching views over the woodland to the rear, as do the majority of the living/entertaining areas, downstairs. Further benefits include side access and two garden sheds, plus a greenhouse.

The property is within easy reach of the village shopping centre, and is also within walking distance of the local primary school. Additional local amenities include New Ash Green Rugby Club and Sports Pavilion, a Doctors Surgery, a Dental Practice, and the village library.

The Clocktower Gym is also within a short walk, as are the Co-Op, local barbers, nail & hair salons, and the village bakery. There are a number of local public houses for residents to enjoy, all of which are within a short stroll.

Road links to the A2, M2, M25 and M20 are within easy reach, whilst the closest train station is Longfield, which offers services to London Victoria in just over 30 minutes. For those needing a High Speed link, Ebbsfleet International is approximately 20 minutes by car. There are also school coach services to Gravesend and Mayfield Grammar schools, amongst others.

Tenure: Freehold
Council Tax Band: G
Village Association Fees: £500 per annum
Resident Association Fees: £150 per annum

















Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Dan Thomas & Co

Dan Thomas & Co
8A Station Road
Longfield
Kent
DA3 7QD

T: 01474 636300

E: info@danthomasandco.co.uk

www.danthomasandco.co.uk

Dan Thomas & Co Ltd. Registered in England and Wales - 12734131
Registered Office: 8A Station Road, Longfield, Kent, DA3 7QD

Disclaimer

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