



4 The Old Yews New Barn

- Extended Four Bedroom Property
- Sought After Location
- Driveway For Up To Four Cars
- Double Insulated Garage With Power & Loft Space
- Open Plan Living
- Four Double Bedrooms
- Ensuite to Master Bedroom
- Gas Central Heating
- Double Glazing
- No Onward Chain

**Offers In The
Region Of
£850,000**





Offered for sale with no onward chain, this beautifully extended four bedroom family home offers style, space and versatility in a sought after location. The property features a driveway for four cars, an insulated double garage with electric door and loft storage, plus a secluded rear garden with astroturf, large shed and outside power point currently used for a hot tub.

Inside, the home opens with a spacious entrance hall and stylish open tread staircase. The ground floor includes a cloakroom, separate porch, and a large second reception room/family room. The heart of the house is undoubtedly the impressive open plan kitchen/breakfast area, lounge and dining area, bathed in natural light from Velux roof windows and full-width bi-folding doors, this space flows seamlessly into the garden, perfect for modern family life and entertaining. In addition direct access to the garage adds further convenience. A versatile utility/study space enhances the practicality of the layout. The property benefits from gas central heating throughout, double glazing throughout and a water softener.

Upstairs, four double bedrooms provide excellent accommodation, each with built in wardrobe space. The principal bedroom is a standout feature, with a vaulted ceiling and ensuite shower room. A well-appointed family bathroom serves the remaining bedrooms.

This striking property combines high quality finishes, versatile living areas and outdoor entertaining space, making it an ideal home for families seeking both style and function.





To the front, the property benefits from an insulated double garage with electric roller door, useful loft storage and internal access directly from the kitchen.

The rear garden is a private haven, a generous plot with a mix of Astroturf lawn and paved areas, ideal for outdoor dining. A large side shed provides excellent storage, while an exterior power supply – currently servicing a hot tub – makes the garden both practical and sociable.

New Barn is ideally situated within easy reach of Longfield shopping centre offering co-op and Waitrose supermarkets and variety of other shops, doctors and dentist's surgeries and main line railway station to London Victoria. Longfield also offers nursery, primary and secondary schools. The A2/M2 motorways provide links to both Gatwick and Heathrow Airports, London, Bluewater shopping centre and the Channel ports. Within ten minutes drive is Ebbsfleet International Station providing a 20 minute link to London St Pancras.

Tenure: Freehold

Council Tax Band: F

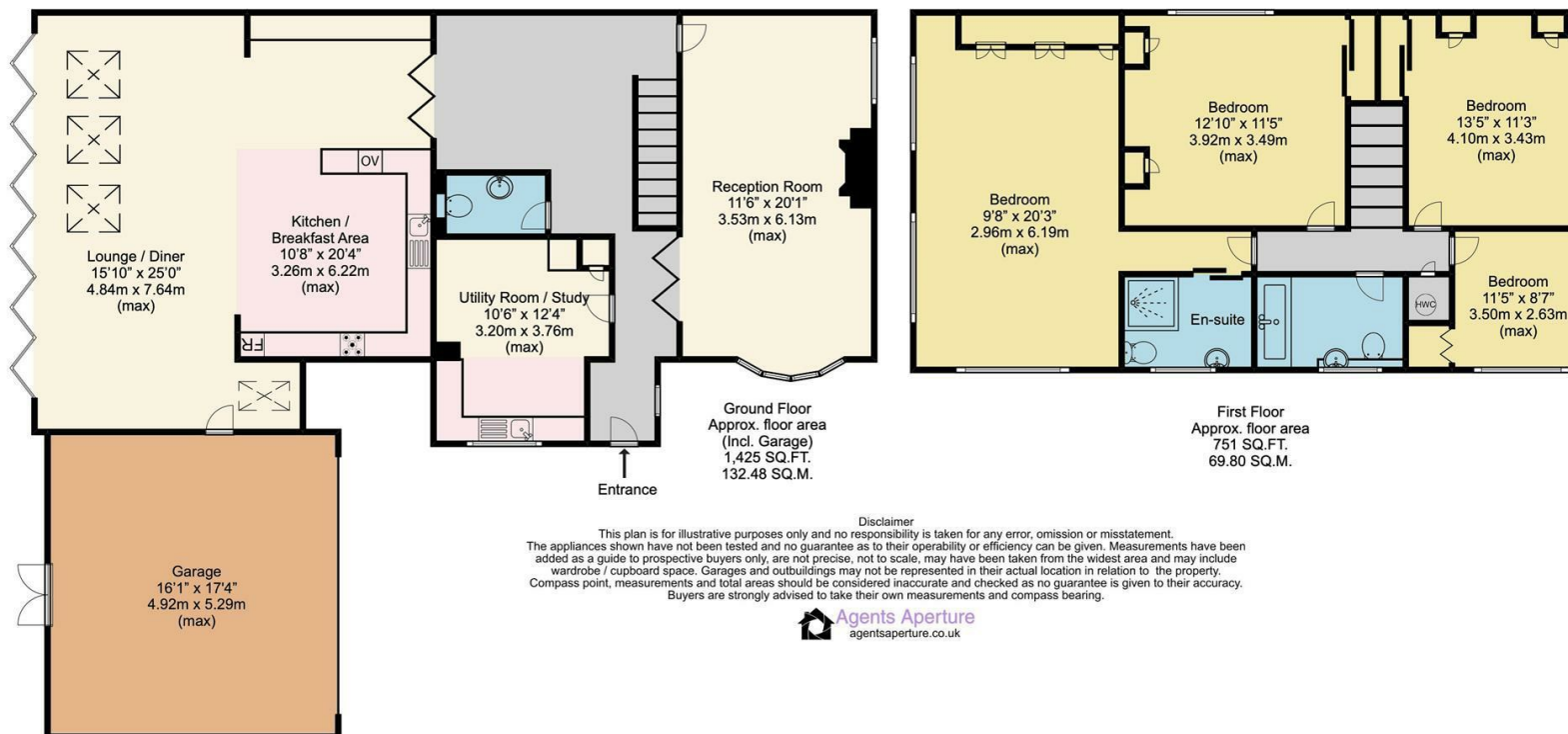
Fixtures and fittings by arrangement other than those mentioned.







Approx. total
floor area
(Incl. Garage)
2,176 SQ.FT.
202.28 SQ.M.



Disclaimer
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.

Agents Aperture
agentsaperture.co.uk

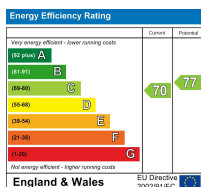
Open: Monday-Friday 9am-5.30pm
Saturday 9am-5pm

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

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

01474 815811 / 871555

info@hartleyestates.com
www.hartleyestates.com



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.