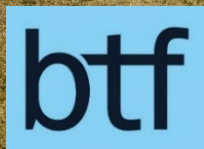




ALDINGHAM
HARTLEY | LONGFIELD | KENT





ALDINGHAM

MANOR DRIVE | HARTLEY | LONGFIELD | KENT DA3 8AU

Wrotham 3 miles | Sevenoaks 7 miles
Tunbridge Wells 16 miles | London 30 miles



Detached 4 Bedroom Dwelling

4 Large Reception Rooms

Master Bedroom with En-Suite, Dressing Room and Balcony

Detached 2 bay garage with room above providing potential

Mature gardens and grounds

IN ALL APPROXIMATELY 1.46 ACRES

GUIDE PRICE – £1,750,000



BTf Partnership
Clockhouse Barn
Canterbury Road
Challock, Ashford
Kent TN25 4BJ

Email: alex.cornwallis@btfpartnership.co.uk
Tel: 01233 740 077

www.btfpartnership.co.uk

Viewing strictly by appointment only with the
Sole Agent BTf Partnership

These particulars are intended only as a guide and
must not be relied upon as statements of fact.



LOCATION

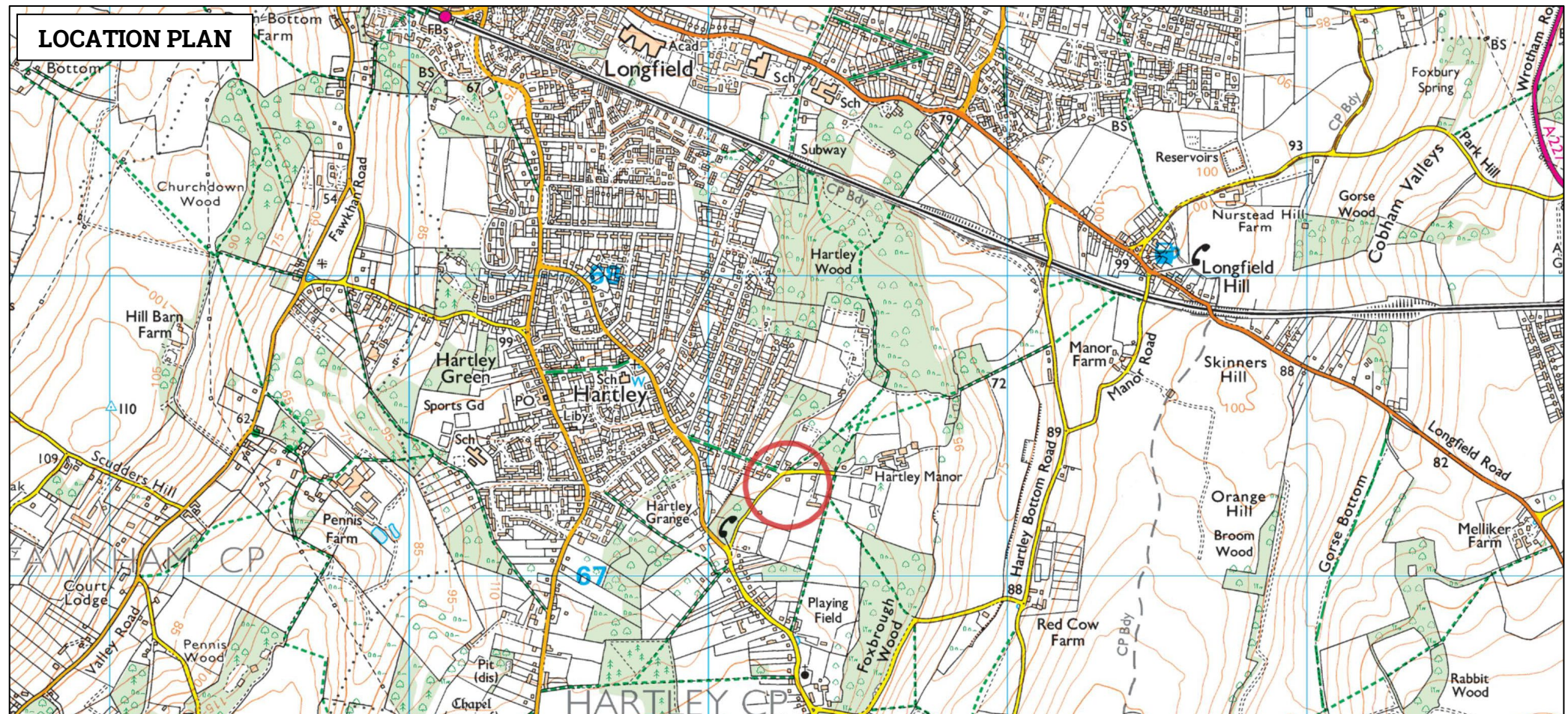
Aldingham is situated down a private country lane no through road on the outskirts of Hartley in a sought after location. Hartley is able to provide reasonably comprehensive range of facilities and amenities with main line station just to the north at Longfield with links to central London. Gravesend and Dartford with their more comprehensive range of facilities and amenities and national motorways and rail links are both within a 6 mile radius. M25 junctions 2 & 3 are within a 5 mile radius. Please see the Location Plan below for the exact location of the property in relation to the surrounding towns and villages.

DIRECTIONS

From the centre of Hartley, turn down Church Road and follow the road for 0.75 miles south, until you get to a left turn for Manor Lane. Turn up Manor Lane for 0.25 miles and the entrance to Aldingham will be on your right through double gates. There is an additional access gate for the property that is not in use to the south down Manor Lane.

WHAT THREE WORDS

///expert.fades.soccer



GENERAL DESCRIPTION

Aldingham is a detached dwelling of solid brick construction under pitched clay tile roofs. The property has been developed by the current owners from scratch to create a spacious and accommodating family home. The property is accessed through electronic double gates into a parking area to the front of the property for several vehicles. The house is spacious throughout providing good sized reception rooms, vaulted entrance hall and four good sized bedrooms on the first floor.

Floor plans showing the exact layout of the property are overleaf for further information although a detailed description of accommodations is as follows: -

The Front Door opens to vaulted **Reception Hall** with doors to **Dining Room**, **Kitchen/Breakfast Room** with large island and fixed seating in a bay window with door to **Utility Area** and double doors to **Conservatory** with doors to **Rear Garden**. Further doors off the Reception Hall lead to **Family Room**, **Study**, **Sitting Room** with fireplace and double doors to Patio and Rear Garden, **Games Room** and **Downstairs W/C**.

A feature Oak Staircase leads from the Entrance Hall to the **First Floor Landing** with doors to **Family Bathroom** with wash hand basin, w/c, bidet, roll top bath tub and walk in shower. Further doors lead from the Landing to **Bedroom 2** (double), **Bedroom 3** (double), **Bedroom 4** (double), **Storage Cupboard** and **Master Bedroom Suite** with, **Ensuite Bathroom** with twin wash hand basins, w/c, bidet, bath and walk in shower, walk in **Dressing Room** and door leading to **Balcony** with views over the wraparound garden.

The Total Gross Internal Area for the House is 3,758ft².





OUTSIDE

The property consists of wrap around mature **Gardens** that are mainly laid to lawn with mature shrubs and trees throughout, all planted by the current owner. In addition to this, there is a detached **Summerhouse** and detached **Double Garage** with room above which has potential for conversion into ancillary accommodation if needed. In front of the Garage is plenty of off road parking available on a tarmac driveway. The residential curtilage of the entire property extends to 1.46 acres and is shown outlined in red on the Boundary Plan overleaf.



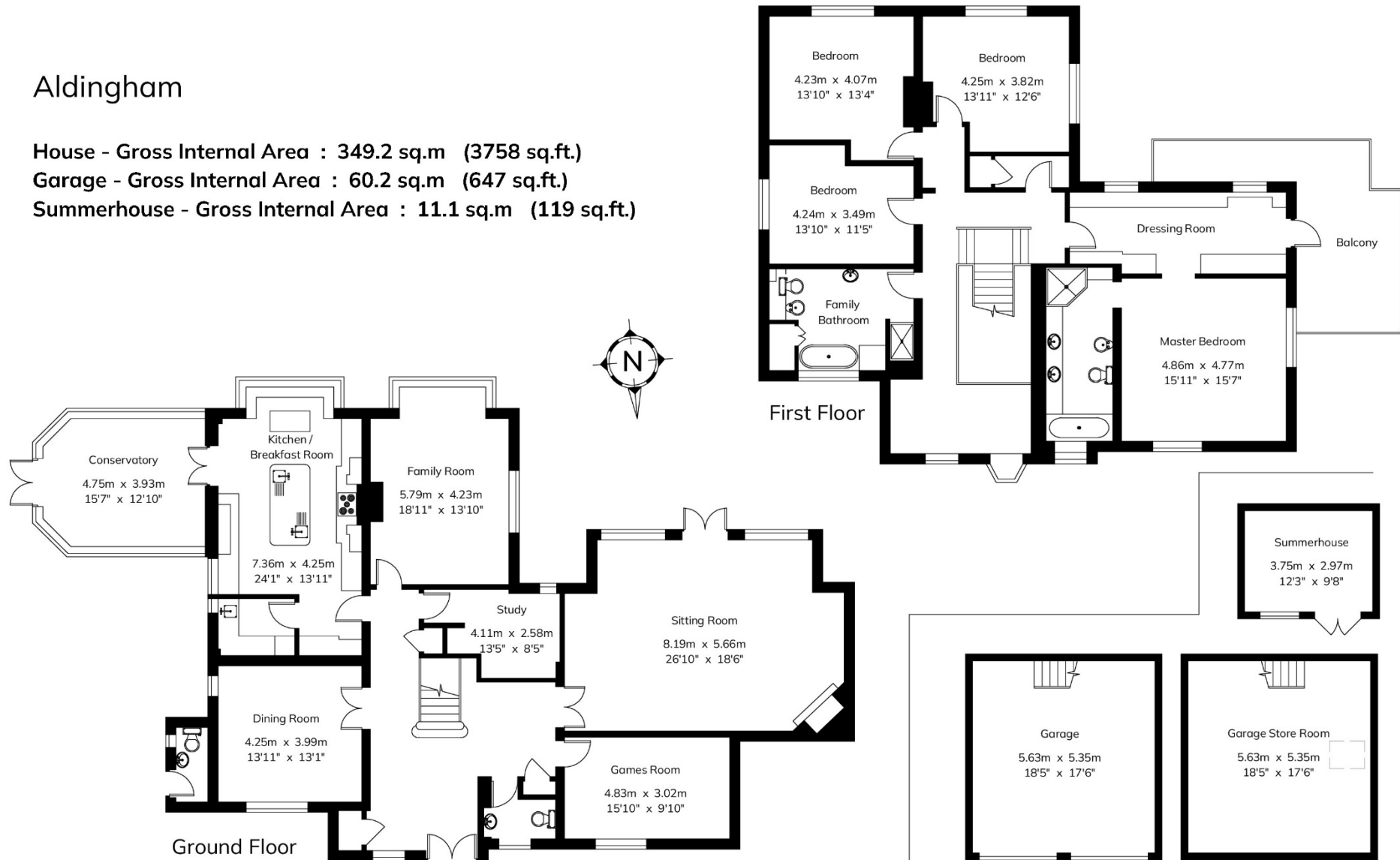
FLOOR PLANS

Aldingham

House - Gross Internal Area : 349.2 sq.m (3758 sq.ft.)

Garage - Gross Internal Area : 60.2 sq.m (647 sq.ft.)

Summerhouse - Gross Internal Area : 11.1 sq.m (119 sq.ft.)



Not to Scale

For Identification Purposes Only.

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BOUNDARY PLAN



Not to Scale

BTF and any Joint agents for themselves and for the Vendors of the property whose Agents they are, give notice that (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or agent of or consultant to BTF has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor Plans and photographs are for guidance purposes only and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. A list of the Directors of BTF is available for inspection at each BTF Office.

SERVICES

The property is connected to mains electricity, mains water, mains gas and mains drainage. Heating is provided via a mains gas boiler. **Please Note:** None of these services have been checked or tested.

BOUNDARIES

The purchaser must satisfy themselves on the location of all boundaries from their own inspection and from the Land Registry plans available.

ACCESS

Access to the property is directly from Manor Lane through a gated entrance. As far as we are aware Manor Lane is an adopted public highway. **Please Note:** A Highways Search has not been submitted.

METHOD OF SALE

The property is offered for sale by Private Treaty. The vendor reserves the right to take the property to informal tender, formal tender or auction at a later date if required. The vendor also reserves the right to not accept any offer.

TENURE

The property is registered under Land Registry Title Number K259604. Copies of the Office Copy Entries and Title Plan is available from the selling agents on request.

PHOTOGRAPHS

The photographs within this brochure were taken in August 2026.

EASEMENTS, WAYLEAVES & RIGHTS OF WAY

The property is sold subject to and with the benefit of all existing rights whether public or private, including rights of way, supply, drainage, water and electricity supplies or other rights, covenants, restrictions and obligations, quasi-easements and all wayleaves whether referred to or not within these particulars.

COUNCIL TAX

Band G

EPC RATING

Band C - A copy of the Energy Performance Certificates is available from the selling agents on request.

PLANS

The plans provided are for identification purposes only and purchasers should satisfy themselves on the location of external or internal boundaries prior to offering.

LOCAL AUTHORITY

Dartford Borough Council - Civic Centre, Home Gardens, Dartford, Kent DA1 1DR
Kent County Council – County Hall, Maidstone, Kent ME14 1XQ

PURCHASER IDENTIFICATION

In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all Purchasers. BTF employs the services of Thirdfort to verify the identity and residence of purchasers. Purchasers will be responsible for paying £35 per person for this AML check. Business check prices will be confirmed prior to submission.

ACREAGES & MEASUREMENTS

The acreages and measurements quoted are for guidance purposes only and are given without responsibility. Any intending purchasers should not rely upon these as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the area being sold.

AGENT'S NOTE

We wish to inform prospective purchasers that we have prepared these sale particulars as a general guide and none of the statements contained in these particulars relating to this property should be relied upon as a statement of fact. All measurements are given as a guide and no liability can be accepted for any errors arising therefrom. We have not carried out detailed or structural surveys, nor tested the services, appliances, or any fittings.

VIEWINGS

The vendors and their agents do not accept any responsibility for accidents or personal injury as a result of viewings whether accompanied or not. Viewings are strictly by appointment only with the vendor's sole agent. If you would like to view, please contact Alex Cornwallis on the contact details below.

Tel: 01233 740077 (Challock Office)

Mob: 07799 846872 (Alex Cornwallis)

Email: alex.cornwallis@btfdpartnership.co.uk

GUIDE PRICE

£1,750,000



btf

Land and Property Experts

www.btfpartnership.co.uk

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