



Church Road, Hartley, Longfield, Kent, DA3

**Offers in excess of:
£675,000**

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With its original parts dating back to the 16th century, this well-presented Grade II listed home is available in a sought after pocket of Hartley Village.

As the largest property within a quiet, gated development, the characterful home has been cosmetically improved by the current owners and is now maintained to exacting standards, throughout.

Extended over the years, the property offers versatile accommodation split over three floors to include a cellar.

Electric entry gates lead in to a communal front courtyard which is impeccably maintained. The driveway to the property itself is private with a large feature tree and a barked flowerbed.

At ground floor level, the property comprises a large entrance hallway, a spacious country-style kitchen, a downstairs shower room, two large reception rooms, a dining space and a versatile room, which can be used as a study or a ground floor (fourth) bedroom. There are doors to the rear garden from the kitchen, and one of the two reception rooms.

Upstairs, and accessible via two separate staircases (one from the entrance hall, and one from the kitchen) are three large double bedrooms. The largest bedroom offers a stunning vaulted ceiling with exposed beams and tonnes of character, as well as a large, walk-in cupboard. The second largest bedroom could also be used as the master, given this benefits from an en-suite bathroom and yet another large storage cupboard. The third is also a generous double, sitting within the oldest part of the house. It should be noted that whilst the two larger bedrooms interconnect, these are also independently accessible and could be completely separated, given the dual staircase.

Externally, the property offers a low-maintenance rear garden. Mainly laid with patio and artificial lawn, this is perfect for those without green fingers, but still large enough for those that enjoy hosting or entertaining. This benefits from side access to both sides, with access to one side via an established right of way, written in to the deeds.

Further benefits to the garden include a large shed, and a wooden workshop with both light & power – with this offering great potential to be used as a home office/study space.

The village of Hartley boasts convenience stores to include a Co-Op and a local Post Office. The nearby Longfield village offers the nearest train station, with direct access to Victoria in under 45 minutes, as well as a Waitrose supermarket.

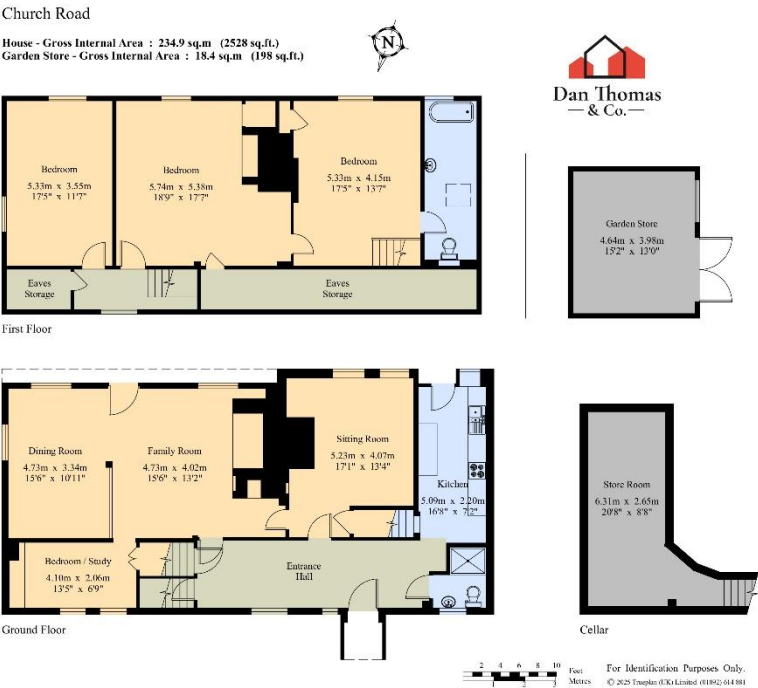
Ebbsfleet International station provides access to Stratford International and St Pancras International in under 25 minutes, with this station under six miles / approx 13 minute drive away.

The reputable local schools include Our Lady of Hartley which, in fact neighbours this home – as well as Hartley Primary Academy. The nearby bus stop also provides school bus services to nearby Grammar schools.

Road links are superb, with easy access to the A2, M25, M2 and M20, making Bluewater Shopping Centre and both Gatwick & Heathrow Airports, accessible.

Enquire now to book your viewing slot.

Tenure: Freehold
Council Tax Band: G
EPC: Exempt from EPC regulations but provided regardless













Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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Disclaimer

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