



Cambrai Billet Hill Sevenoaks

- Sought After Rural Location
- Versatile Living Accommodation
- 1/2 An Acre Plot
- Five Bedrooms
- Secluded Tiered Gardens with Woodlands
- Large Reception Rooms
- Fully Fitted Kitchen/Diner
- Double Garaging and Paved Driveway with Parking for Several Cars
- End of Chain

£949,000





A substantial five detached family house spanning approximately a total floor area of 2583 square feet, the property offers versatile accommodation with the opportunity of a second living room on the first floor.

Encompassed by its own grounds of approximately 1/2 an acre, the plot to the rear is tiered and elevated and includes a large woodland area to the rear, formal lawned gardens and walled large decorative patio area with access to double garage, large parking/driveway to front.

This property also benefits from having no onward chain.

Exceptional family house offering versatile accommodation including: entrance porch, entrance hallway, downstairs cloakroom, study/dining room, spacious living room with double doors leading to huge fully fitted kitchen/diner with range cooker, overlooking the patio area to the rear, utility room where white goods would remain, upstairs you have to your left a second living room or playroom/bedroom depending on your needs, four further bedrooms, main bedroom with dressing room and good size en suite bathroom, all bedrooms have a range of fitted wardrobes, there is also a family bathroom.

The gardens to the rear are tiered, there is a large walled patio area with outside shed/storage facilities, steps leading to formal lawned area with summer house and canopied garden swing seat, further steps into large expanse of woodlands. Externally the property is set back from the road behind electric gates which open onto a paved driveway with parking for several cars. There is also an





integral double garage with electric up and over door.

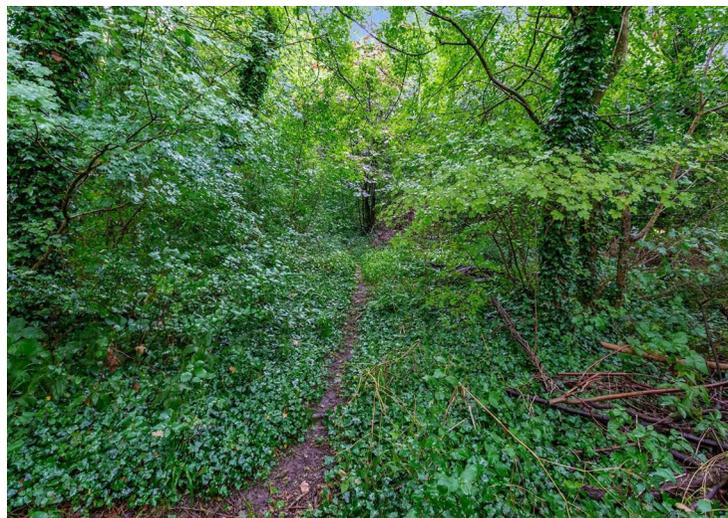
The rural village of Ash sits high on the North Downs in the Sevenoaks district of Kent, it shares the parish of Ash-cum-Ridley with the nearby village of Ridley. Ash offers two country pubs both within walking distance, a village hall and is home to the beautiful church of St Peter & St Paul. Located close by The London Golf Club, which hosts the European Open and PGA European tour. Ash is within easy driving distance of the shops and schools at New Ash Green, Hartley and Longfield which offers a mainline railway station to London Victoria, there are also bus routes and coach services giving access to grammar schools and the recently built Longfield Academy. The A2, M25 and M20 provide links to both Gatwick and Heathrow airports, London, Bluewater, the channel ports and new international railway station at Ebbsfleet providing a 20 minute link to London St Pancras.

Tenure: Freehold

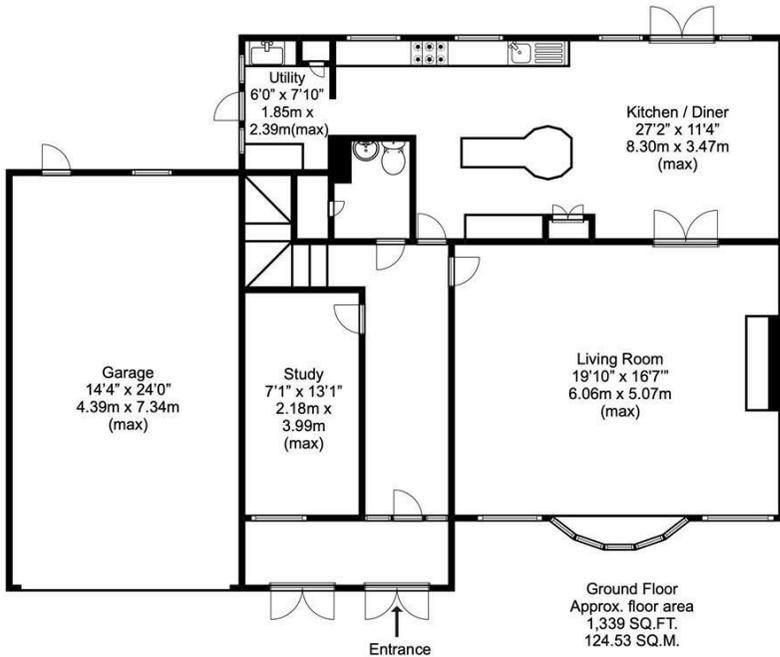
Council Tax Band: G

Fixtures and fittings by arrangement other than those mentioned.



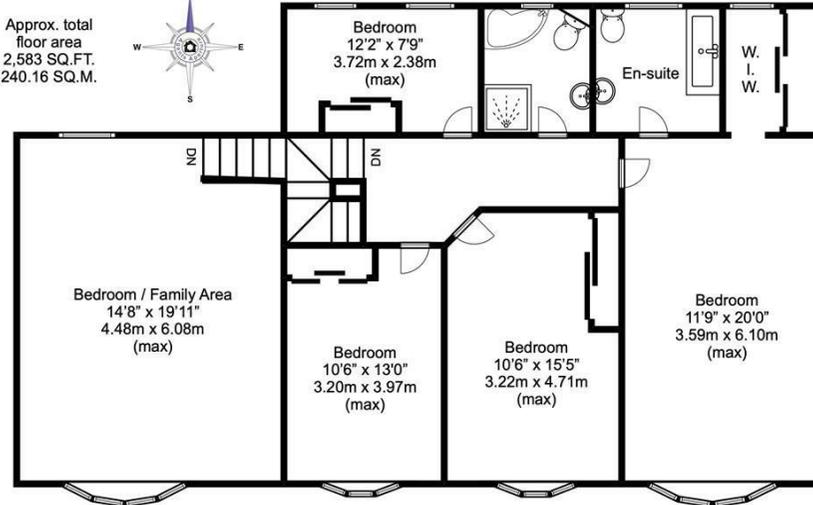






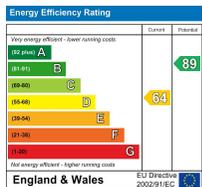
Ground Floor
Approx. floor area
1,339 SQ.FT.
124.53 SQ.M.

Approx. total
floor area
2,583 SQ.FT.
240.16 SQ.M.



First Floor
Approx. floor area
1,243 SQ.FT.
115.60 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.



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

**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

