



Whiteposts Gorse Hill, Farningham, DA4 0JU

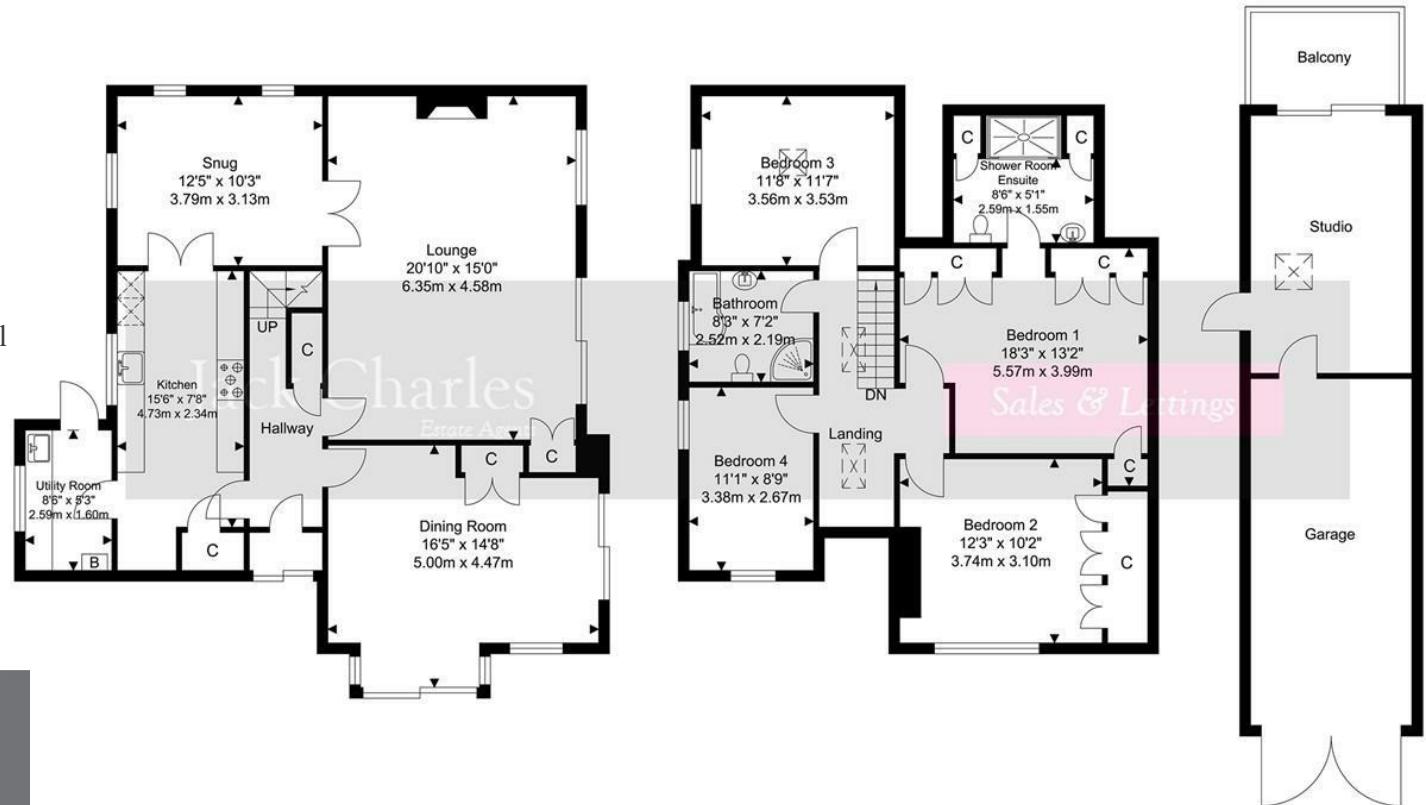
Jack Charles

Asking price £999,500

Jack Charles
Estate Agents

Sales & Lettings

- Detached Family Home
- Four Bedrooms
- Ensuite & Family Bathrooms
- Stunning Views Over Farmland
- Three Reception Rooms
- Separate Home Office/Studio
- Kitchen & Separate Utility Room
- Beautiful Large Garden
- Detached Garage with Annexe Potential
- Ample Parking



Jack Charles
Estate Agents

Sales & Lettings

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Tunbridge Wells
Kent TN1 1DQ
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191 High Street
Tonbridge
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Ground Floor
Approximate Floor Area
967.80 SQ.FT.
(89.90 SQ.M.)

First Floor
Approximate Floor Area
818.20 SQ.FT.
(76.00 SQ.M.)

Outbuilding
Approximate Floor Area
376.00 SQ.FT.
(34.90 SQ.M.)

TOTAL APPROX FLOOR AREA 2161.39 SQ.FT. (200.80 SQ. M.)
For Identification Purposes Only.



Important Notice:

These property details are intended to give a fair description and give guidance to prospective Purchasers/Tenants. They do not constitute an offer or contract of Sale/Tenancy and all measurements are approximate. While every care has been taken in the preparation of these details neither Jack Charles Property Services Ltd nor the Vendor/Landlord accept any liability for any statement contained herein. Jack Charles Property Services Ltd has not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. We advise all applicants to commission the appropriate investigations before Exchange of Contracts/entering into a Tenancy Agreement. It should not be assumed that any contents/furnishing, furniture etc. photographed are included in the Sale/Tenancy, nor that the property remains as displayed in the photographs. No person in the employment of Jack Charles Property Service Ltd has authority to make or give any representation or warranty whatever in relation to this property.

To Be Sold

Jack Charles are delighted to offer for sale this beautifully appointed detached family home, set in an elevated position backing onto open farmland. Situated in the picturesque village of Farningham on the outskirts of Sevenoaks, the property enjoys charming views across the surrounding landscape and provides spacious, versatile accommodation ideal for modern family living.

Inside, the home offers an excellent selection of flexible reception rooms. These include a snug or office, a delightful living room, and a separate dining room or third reception room that lends itself to a variety of uses throughout the seasons. Both principal reception rooms open directly onto the decked entertaining area to the side and rear, creating a lovely flow for indoor and outdoor living. The galleried kitchen connects to a useful utility room and leads seamlessly through to the snug or office, previously a dining room.

To the first floor there are four well proportioned bedrooms. The master bedroom features built in wardrobes positioned either side of the door to the en suite, and enjoys beautiful views over the farmland at the rear. The en suite includes a walk in double shower, WC and wash hand basin, while the family bathroom offers a corner bath, separate shower cubicle, wash hand basin and WC.

Outside, the rear garden has been carefully maintained over the years, predominantly laid to lawn and complemented by a raised decked area with glass panels and chrome balustrade that takes full advantage of the far reaching views across the garden and fields beyond. There is also a further paved seating area, and the garden is arranged in two sections with a garden shed and a variety of established trees. The tandem detached garage is divided into two sections, with the front used as a garage and the rear arranged as a home office or studio, complete with its own side access and a balcony overlooking the garden. Subject to the relevant consents, this space offers excellent potential to create a detached annex. To the front, the driveway provides parking for several vehicles, together with an additional area of garden and access into the utility room.

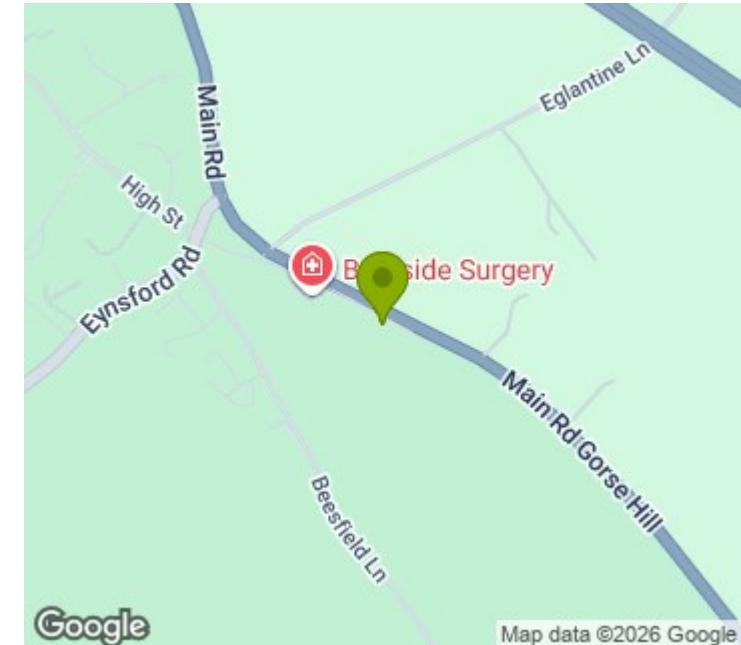
Location

Farningham is a delightful and historic Kentish village on the edge of Sevenoaks, with a true village-like feel and easy access to schooling, amenities and countryside living. For those who enjoy leisure time on the green, the area is served by a number of highly regarded golf clubs within just a short drive. The London Club is just a short distance away, as are the Darent Valley, Birchwood Park Golf and Country Club and the Lullingstone Park public courses. Closer to Sevenoaks is Wildernes Golf Club and Knole Park Golf Club providing golfers with a scenic 18-hole layout and a memorable experience among ancient trees and rolling terrain. There are also popular gym and spa facilities, including the Brands Hatch Place Hotel and Spa, Rowhill Grange Spa, David Lloyd Leisure Centre at Dartford and the White Oak Leisure Centre at Swanley.

Families benefit too — there are a variety of reputable schools nearby, including Anthony Roper Primary School in Eynsford which also offers pre-school and kindergarten facilities. Secondary school options include the sought-after grammar schools at Wilmington and Dartford, as well as academies in Dartford, Sevenoaks and Swanley.

Fastest trains to London offer a journey time of 30 minutes, and the ability to reach four major London terminal stations (Victoria, Blackfriars, Charing Cross and London Bridge), providing easy connections into both the West End and the City of London.

There is also easy access to the motorway network, M20, M25 providing a convenient commute by car to London, Airports and the Coast.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-10) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC







