

Your Wisest Move

WISDOM ESTATES

Independent Estate Agents



Why Live Any Where Else?
Green Street Green Road, Darenth

Asking Price £1,750,000
FREEHOLD

A rare opportunity! Occupying approximately 2.5 acres, Downs Farm is a truly exceptional and substantial family residence offering an outstanding blend of character, space, and versatility. This impressive home is perfectly suited to multi-generational living, those seeking home-working flexibility, or buyers looking for a lifestyle property with further potential. Internally, the property boasts expansive and well-proportioned accommodation throughout, whilst externally the property benefits from large grounds, a self-contained annex, alongside a substantial garage building with a gym above. With previous planning permissions granted for extensions and alterations, Downs Farm offers exciting scope for further enhancement, subject to the usual consents. EPC Rating TBC

☒ **6 Bedroom Detached**

☒ **Large Double Garage & Gym**

☒ **Approx 2.5 Acres**

☒ **Huge Reception Rooms**

☒ **Self-Contained Annex**

☒ **New Roof 2024**

REF: 11598

0208 090 5959
www.Wisdom-Estates.co.uk

The accommodation comprises:

PRIME LOCATION FOR EASY LIVING Positioned for both convenience and connectivity, Downs Farm benefits from excellent access to the A2, M25, and M20. Dartford Station (approx. 1.4 miles) provides direct services into London via Oyster payment. Ebbsfleet International is also within easy reach, offering high-speed services to London St Pancras in just 18 minutes.

The area is well served by highly regarded schools, including Dartford Grammar Schools for Boys and Girls, both within easy reach and widely recognised for their academic excellence, making this a highly sought-after location for families.

LOCAL AMENITIES Enjoy an excellent range of nearby amenities, including Darent Country Park offering scenic walks and open green spaces, while Bluewater Shopping Centre is just a short drive away, providing an extensive selection of retail, dining, and leisure facilities, including cinema and entertainment options.

ENTRANCE HALL A warm and welcoming introduction to the home, setting the tone for the spacious accommodation beyond.

LIVING ROOM 29' 2" x 14' 5" (8.9m x 4.4m) An impressive main reception room, flooded with natural light and enjoying stunning views over the grounds, ideal for both relaxing and entertaining.

DINING ROOM 27' 6" x 14' 5" (8.4m x 4.4m) A superb formal dining space, perfectly suited for hosting dinner parties and family gatherings.

LOUNGE 15' 5" x 12' 5" (4.7 m x 3.8m) A cosy and inviting Lounge, ideal as a snug retreat.

KITCHEN 26' 10" x 14' 5" (8.2m x 4.4m) A practical kitchen space, well-equipped and offering access to the basement below.

UTILITY ROOM Helping to keep the main kitchen space organised and clutter-free.

STUDY 15' 7" x 9' 10" (4.75m x 3m) A versatile room ideal for home working, with potential to be used as an additional bedroom if required.

DOWNSTAIRS W/C Conveniently located for guests and everyday use.

FIRST FLOOR LANDING Providing access to all first-floor accommodation.

MASTER BEDROOM 28' 10" x 14' 5" (8.8m x 4.4m) A truly impressive principal bedroom featuring fitted wardrobes and a spacious en-suite bathroom.

EN-SUITE BATHROOM 11' 7" x 9' (3.53m x 2.74m) A well-appointed and generously sized bathroom complementing the master suite.

BEDROOM TWO 15' 5" x 13' 1" (4.7m x 4m) A large double bedroom with fitted wardrobes and its own en-suite.

EN-SUITE Tucked away, a very clean and modern three piece suite.

BEDROOM THREE 11' 1" x 7' 6" (3.4m x 2.3m) A well-proportioned bedroom, also benefiting from en-suite facilities.

EN-SUITE Servicing bedroom three this is another very clean and modern three piece en-suite.

BEDROOM FOUR 14' 5" x 12' 5" (4.4m x 3.8m) Another generous double bedroom with fitted storage.

BEDROOM FIVE 14' 9" x 11' 5" (4.5m x 3.5m) A spacious and comfortable double bedroom.

BEDROOM SIX 14' 9" x 7' 6" (4.5m x 2.3m) A versatile additional bedroom, ideal for guests or family use.

BATHROOM 9' 6" x 8' 10" (2.9m x 2.7m) A well-sized family bathroom serving the remaining bedrooms.

BASEMENT Extensive space with approximately 190cm head height, offering excellent storage and further potential.

SELF CONTAINED ANNEX 30' 6" x 28' 2" (9.3m x 8.6m) A highly flexible addition to the property, providing complete independent living accommodation. The space comfortably allows for a bedroom, lounge, kitchen/diner and bathroom, making it ideal for extended family, guests, or potential rental use.

GARAGE GROUND FLOOR 38' 4" x 15' 1" (11.7m x 4.6m) A substantial and highly practical space, offering extensive garage accommodation with excellent proportions, ideal for multiple vehicles, storage, or workshop use.

GARAGE FIRST FLOOR GYM 38' 4" x 15' 1" (11.7m x 4.6m) Occupying the entire first floor above the garage, this impressive space provides a dedicated gym or lifestyle area.

GARDEN & GROUNDS Set within approximately 2.5 acres, the grounds provide a stunning backdrop with endless potential for landscaping, leisure use, or further development (STPP).

ROOM TO EXPAND Previous planning permissions have been granted for extensions -
Single storey extension:

22/00671/FUL

<https://publicaccess.dartford.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RD5UWABQGWD00>

Important Note

We have not tested any services or appliances at this property. We strongly recommend that all the information which we provide is verified by yourself on inspection, and by your Surveyor and Conveyancer.

Please note that all measurements are approximate.

