



## Langdale Longfield Avenue

Newbarn, DA3 7LA Freehold

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Offers In Excess Of £1,100,000

**An exceptional detached four bedroom family home sited on a plot of 0.57 acres and presented in excellent order throughout. The property offers three reception rooms and three bath/shower rooms, ample parking and a garden that is perfect for entertaining.**

### Overview

- 0.57 acre plot in semi-rural location
- Four bedrooms and three reception rooms
- Three bath/shower rooms all with quality fitments
- Summer house and premium Cabana style gazebo
- Neptune fitted kitchen and utility room
- Detached double garage and ample parking
- Oak framed dining room
- Very well maintained throughout
- Boot room/lobby

### Property description

The accommodation of this spacious family home comprises an oak framed storm porch with oak door to entrance hall with herringbone wood flooring. The bright dual aspect main reception room has a solid fuel stove and wood flooring. The kitchen is fitted with hand painted wall and base units from Neptune with quartz, granite and wood worksurfaces, a separate utility room is equally well fitted and a travertine floor connects both rooms. A real feature of this property is the oak framed dining room that gives uninterrupted views over the garden. The ground floor also features a double bedroom with en-suite shower, a large study which could be used as a fifth bedroom if needed, a separate side entrance boot room and a downstairs cloakroom WC. The first floor accommodation has three double bedrooms, en-suite shower room and family bathroom.



The property is sited on a generous plot of 0.57 acres and has a large circular driveway to the front with a central feature tree. The driveway also extends to the side of the property beyond double gates that lead to the double garage that has light and power. There is a patio adjacent to the oak dining room and kitchen with steps down to the lawn. The large premium Cabana style gazebo that has light and heating along with a summerhouse make the garden perfect for entertaining.

#### Location

New Barn is located between the villages of Longfield and Meopham and is a short distance from the A227 and benefits from excellent transportation links. The A2/M2, M20/25

motorway networks are within easy reach, as is Longfield mainline rail station with services to Victoria. Ebbsfleet station is within a short drive and Gatwick can be reached in approximately 40 minutes. There are several local primary and secondary schools in Longfield and the neighbouring villages with grammar schools at nearby Gravesend and Dartford. Comprehensive shopping facilities can be found in Longfield which includes Waitrose. Sainsburys and Morrisons in Northfleet and Bluewater at Greenhithe are ten minutes drive away. More local shops can be found at Meopham.

#### Viewing arrangements

Strictly by prior appointment with Kings

#### Directions

From our Meopham office proceed south along the A227 Wrotham Road and take the third turning on the right into Melliker lane and follow round to the right until reaching the junction with Longfield Road. Turn right and follow the road over the railway bridge and through Longfield Hill. After the traffic calming take the next right into Newbarn Road and then take the 4th turning on the right into Longfield Avenue. The property is found on the left in the unmade road section. what3words location finder [///rings.speaks.belt](https://www.what3words.com/)

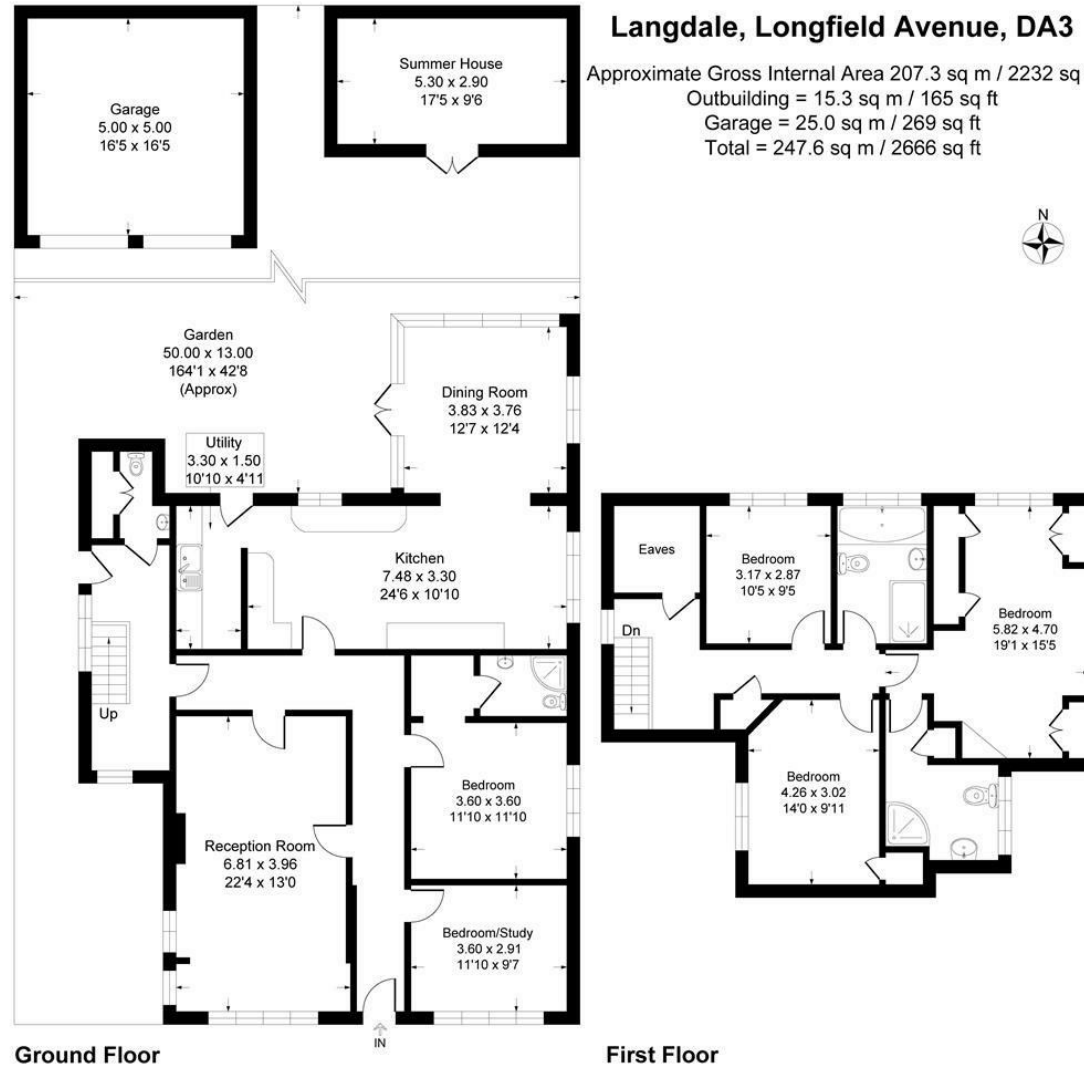
#### Property information

Mains gas, electric, water and drainage. Gravesham Council Tax band G. Energy rated C



## Langdale, Longfield Avenue, DA3

Approximate Gross Internal Area 207.3 sq m / 2232 sq ft  
 Outbuilding = 15.3 sq m / 165 sq ft  
 Garage = 25.0 sq m / 269 sq ft  
 Total = 247.6 sq m / 2666 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
 Produced By Planpix

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Station Approach, Meopham, Kent, DA13 OHP  
 T: 01474 814440

meopham@kings-estate-agents.co.uk

kings-estate-agents.co.uk

