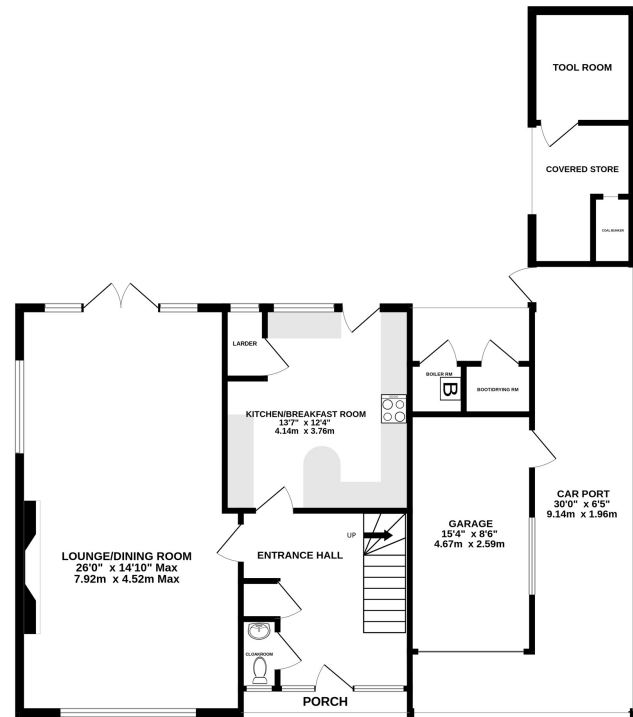
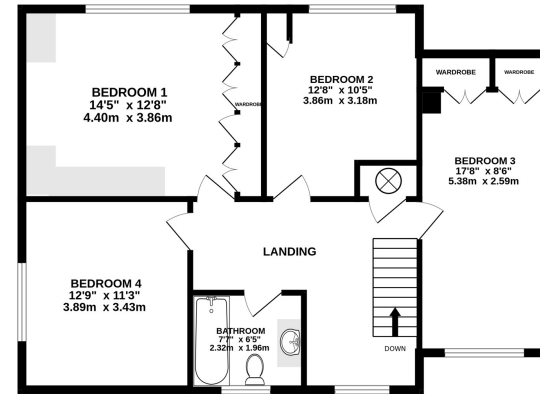


GROUND FLOOR
1239 sq.ft. (115.1 sq.m.) approx.



1ST FLOOR
847 sq.ft. (78.7 sq.m.) approx.



TOTAL FLOOR AREA : 2086 sq.ft. (193.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



SCOTIA, BEESFIELD LANE, FARNINGHAM, DARTFORD, KENT DA4 0BZ

Believed to be a 1950's built four bedroom detached house set in a stunning surrounding with far reaching countryside and farmland views to the front and rear. This spacious house, which has huge potential for enlargement, enjoys a west facing rear garden and plenty of off road parking.

Detached ■ Four bedrooms ■ Cloakroom ■ Generously sized rooms ■ Stunning countryside & farmland views ■ Huge potential for enlargement ■ Sunny west facing rear garden ■ Semi-rural location ■ Garage ■ Car Port

PRICE: GUIDE PRICE £900,000 FREEHOLD



SITUATION

Beesfield Lane offers rural tranquility just moments from the warm and welcoming village of Farningham. With far reaching views across rolling countryside, the property benefits from backing onto open fields and strikes the perfect balance of peaceful living and convenience, with road links to the A2/M2, A20/M20, M25 and the Dartford Tunnel.

The property is just a short half mile walk to Farningham high street. The quaint village offers shops, a pub, doctors surgery, and restaurants, all in a picturesque setting. Eynsford high street is one mile away, a short drive or walking distance, and provides numerous shops, pubs and cafés alongside the river.

Sevenoaks town centre is only a drive or convenient bus ride away (9.7mi), and offers many shops, restaurants and leisure facilities. Sevenoaks station has fast and frequent services to London Bridge in as little as 22 minutes. Sevenoaks has many prestigious schools, for all ages

Local schools and nurseries include Farningham Day Nursery (0.3mi), Anthony Roper Pre-School and Primary School (1mi) and Horton Kirby Church of England Primary School (1.8mi).

Eynsford rail station is a short drive away (1.7mi), and provides direct services to stations such as London Blackfriars, Bromley South, Elephant & Castle and Sevenoaks. Farningham Road rail station is a short drive (2.3mi), and provides direct trains to London Victoria, Denmark Hill, Rochester, Bromley South and Swanley. Ebbsfleet International (8.3mi) offers highspeed services direct to Stratford Intl and St Pancras Intl, as well as Ashford Intl, Canterbury and the coast.

DIRECTIONS

From High Street Farningham, head southeast towards Eynsford Road (A225). At the T-junction turn right then immediately left onto Beesfield Lane. The property is on the right hand side.

COVERED PORCH

11' 4" x 1' 8" (3.45m x 0.51m) Outside lighting.

ENTRANCE HALL



12' 10" x 11' 3" narrowing to 8' 7" (3.91m x 3.43m) Low maintenance front door with sealed unit double glazed window with obscure glazing to one side and feature glass blocks to the other side, carpet, staircase leads up to the first floor, thermostat control for the central heating, wall light, double radiator, coved cornice.

CLOAKROOM

4' 8" x 2' 6" (1.42m x 0.76m) Sealed unit double glazed window to the front with obscure glazing, low level wc, wash hand basin with mixer tap, fully tiled walls.

LOUNGE/DINING ROOM



26' 0" x 14' 10" narrowing to 12' 10" (7.92m x 4.52m) Sealed unit double glazed picture window to the front with delightful far reaching views over open countryside, sealed unit double glazed double doors lead into the garden with sealed unit double glazed windows either side, sealed unit double glazed window to the side with obscure glazing, parquet floor, open fireplace with brick surround, raised hearth, wood mantle, double and single radiator, coved cornice.

KITCHEN/BREAKFAST ROOM



13' 7" x 12' 4" (4.14m x 3.76m) Range of ground and wall cupboards, larder cupboard with window, sealed unit double glazed door leads into the rear garden, sealed unit double glazed window overlooking the rear garden, double drainer single bowl sink unit with mixer tap, cupboard under, space and plumbing for a washing machine, space for a fridge/freezer, breakfast bar, double radiator, Neff 4 ring ceramic hob, drawers under, Neff double oven with cupboards above and below, central heating and hot water programmer.

FIRST FLOOR

SPACIOUS LANDING

15' 6" x 12' 10" narrowing to 5' 8" (4.72m x 3.91m) Hatch to the loft with a sliding access ladder, sealed unit double glazed window to the front with a lovely far reaching view, carpet, coved cornice, airing cupboard with pre-insulated copper cylinder.

BEDROOM 1



14' 5" x 12' 8" (4.39m x 3.86m) Sealed unit double glazed window to the rear enjoying a fine view of the garden and fields beyond, radiator, range of built in wardrobe cupboards to one wall, built in chest of drawers and bedside cupboards with drawers, coved cornice, carpet, two bedside lights.

BEDROOM 2



12' 8" x 10' 5" (3.86m x 3.17m) Sealed unit double glazed window to the rear with a lovely outlook overlooking the garden to the fields beyond, carpet, built in wardrobe cupboard, double radiator, coved cornice.

BEDROOM 3

17' 8" x 8' 8" (5.38m x 2.64m) Sealed unit double glazed windows to the side and rear enjoying lovely far reaching views over open countryside, two built in double wardrobe cupboards, coved cornice, radiator, carpet.

BEDROOM 4

12' 9" x 11' 3" (3.89m x 3.43m) Sealed unit double glazed window to the side, carpet, radiator, coved cornice.

BATHROOM

7' 7" x 6' 5" (2.31m x 1.96m) Panelled bath with mixer tap, hand shower attachment and glazed shower screen, wash hand basin with mixer tap set into vanity unit with mirror, down lighting and shaver point, low level wc, sealed unit double glazed window to the front with obscure glazing, tubular heated towel rail, tiled walls, vinyl cushion floor, halogen down lighting.

OUTSIDE

GARAGE

15' 4" x 8' 8" (4.67m x 2.64m) Up and over door, door at the side.

CAR PORT

30' 0" x 6' 5" (9.14m x 1.96m) With lighting.

FRONT GARDEN

Driveway providing off road parking, an area of lawn, flower beds with varied planting, shrubs and bushes.

REAR GARDEN



There is sunny west facing rear garden which extends about 65ft and has a gate leading into fields beyond, brick patio with inset flagstones, outside lighting, a short flight of steps lead to a large area of lawn, flower beds with varied planting, shrubs, bushes and trees, outside water tap and lighting, side gate leads through to the car port.

COVERED STORE

9' 6" x 6' 8" (2.90m x 2.03m) With a coal bunker, access into the tool shed.

BOILER ROOM

3' 2" x 2' 9" (0.97m x 0.84m) Gas fired boiler serving the central heating and hot water, power point, space for a fridge/freezer.

BOOT/DRYING ROOM

4' 4" x 3' 2" (1.32m x 0.97m) With power point, shelf with space for a tumble dryer.

TOOL STORE

7' 6" x 6' 8" (2.29m x 2.03m) With light.

COUNCIL TAX

Band G. £3,788.57 payable 2024/2025. Sevenoaks District Council.