



# Beesfield Lane

Farningham | Dartford | DA4 0DA







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Farningham, Dartford, DA4 0DA

Asking Price £900,000

Freehold

Located in sought after Farningham Village is this impressive Grade II listed home. Offering 5 bedrooms, 2 bathrooms, 3 reception rooms, 3 cellar rooms and an attractive side and rear garden. The property boasts an evolution of architectural periods with the original portion of the house dating back some 400 years, with period additions from the Georgian, Victorian and Edwardian eras. The period features, scale and light this home offers need to be seen to be appreciated. Internal viewing essential.

Benefitting from:

- Grade II Listed
- 5 Bedrooms
- 2 Bathrooms
- 3 Reception Rooms
- Cellar
- Off street Parking
- Amazing Views
- Council Tax: G
- EPC Rating: To be confirmed





## Accommodation

**Porch** Regency style glazed door with matching side windows.

**Entrance Hall** Period glazed door. Access to reception rooms, kitchen/dining room and stairs to first floor. Built in storage in keeping with the style of the property. Radiator.

**Sitting Room** Bay window with hidden period wooden shutters to the front complimented by a window to the side. Feature fireplace with open fire within. Radiators. Built in period storage.

**Lounge** Bay window to side with period wooden shutters to the side, complimented with a window to the front. Feature fireplace with open fire inset. Built in period storage. Radiator.

**Dining Area** Open to kitchen/breakfast room. Access to pantry cupboard. Feature fireplace with open fire inset. Radiator.

**Kitchen/Breakfast Room** Skylight windows. Range of hand made wall and base cabinets with granite countertop over with inset sink/drain. Space for Range style cooker. Access to dining area and utility room.

**Utility Room** Window to side with secondary glazing. Space for washing machine, tumble dryer, fridge and freezer. Radiator. Access to shower room.

**Shower Room** Window to side with secondary glazing. Offering a 4 piece shower suite comprising; enclosed cubicle shower, wash basin, low level wc and bidet. Radiator.

**First Floor Landing** Offering access to bedroom 1 to 3, bathroom, cloakroom and stairs to second floor.

**Bedroom One** Bay window to side complimented by window to front. Built in storage. Radiator.

**Bedroom Two** Windows to front and side. Feature fireplace with open fire within. Built in storage. Radiator.

**Bedroom Three** Window to front. Feature fireplace. Radiator.

**Bathroom** Window to rear. Enclosed panelled bath. Vanity wash basin. Radiator. Built in storage cupboards.

**Cloakroom** windows to sides and rear. low level wc.







**Second Floor Landing** Windows to front. Access to bedrooms 4 and 5. Built in storage. Feature fireplace with open fire inset.

**Bedroom Four** Window to side. Storage heater.

**Bedroom Five** Bay window to front. Storage heater.

**Cellar** Doors to front garden. Steps to main house. access to 2 further cellar rooms.

## Exterior

**Front Garden** Offering a shingle driveway with space for several vehicles. Surrounded by mature planted borders, paved entrance with access to main house and cellar.

**Side Garden** Offering a real grass lawn, further planted borders and steps to rear garden. Access to outbuilding.

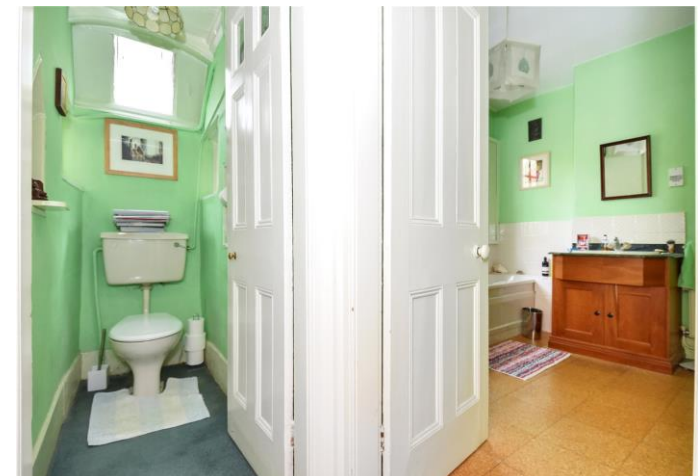
**Rear Garden** Offering a real grass lawn with seating area, steps down to the side garden and impressive views of the local countryside.

## Additional Information

This property is listed as Grade II, this means the building has particular historic and/or architectural significance, and is subject to regulations which protect its unique character.

Council Tax - G

EPC Rating - To be confirmed



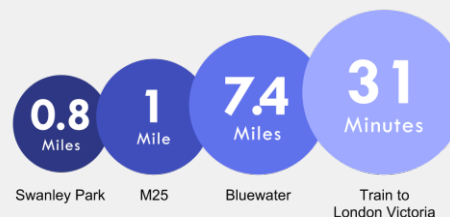




## Important Notice

These particulars do not form part of an offer or contract and must not be relied upon as statements or representation of fact. Any areas, measurements, journey times or distances are approximate. The text, images, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and we have not tested any services, equipment or facilities. References to tenure are based on information supplied by the seller. Buyer should verify all information themselves by inspection or otherwise prior to a legal commitment to purchase. Photos and images are subject to copyright.

## Location



\*All distances from branch postcode. Train time from nearest station.

(All distances & times are approximates)

## FOR MORE INFORMATION CONTACT US TODAY.

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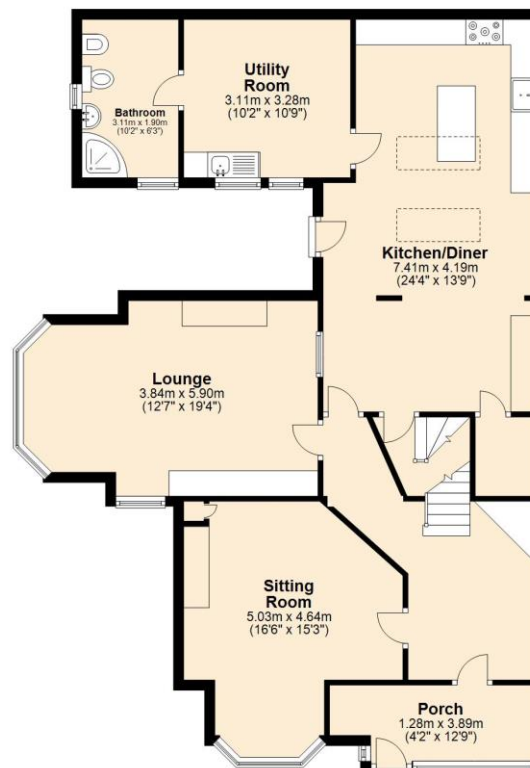
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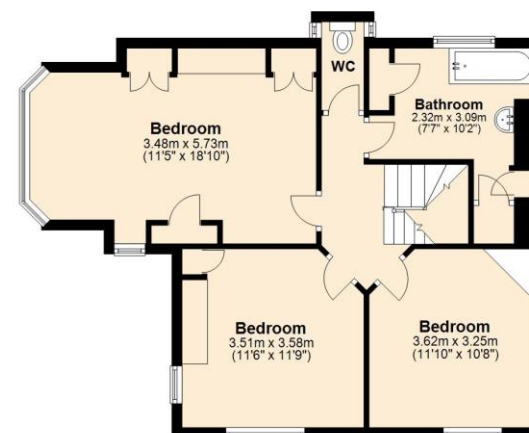
## Ground Floor

Approx. 106.6 sq. metres (1147.7 sq. feet)



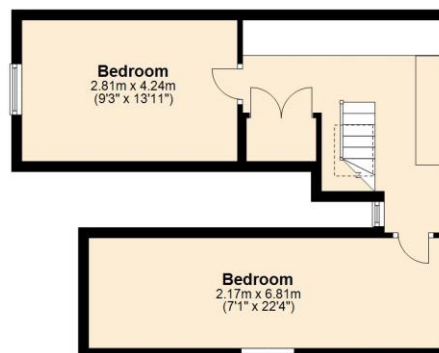
## First Floor

Approx. 61.1 sq. metres (657.4 sq. feet)



## Second Floor

Approx. 40.2 sq. metres (432.9 sq. feet)



Total area: approx. 266.3 sq. metres (2866.9 sq. feet)

## Basement

Approx. 58.4 sq. metres (628.9 sq. feet)

