



**ROBINSON
MICHAEL
& JACKSON**
LOCAL OFFICE
01474 333111
FOR SALE

Brakefield Road

Southfleet | Kent | DA13 9PZ



Brakefield Road

Southfleet, Kent, DA13 9PZ

£949,950

Freehold

Situated in the semi-rural village of Southfleet and backing onto farmland is this extensively extended five bedrooms, five bathroom detached house with double garage and drive for several cars.

Benefitting from:

- Total Area: Approx. 3357.7 Sq. Ft.
- Four Receptions Rooms
- Five Bathroom/Shower Rooms
- 21' Lounge with Inglenook fireplace
- L-Shaped Kitchen/Breakfast Room
- Double Glazing
- Gas Central Heating
- Fantastic Rural Views
- Viewing Strongly Recommended
- Council Tax: D
- EPC Rating: C



Accommodation

Entrance Hall: Entrance door. Polished limestone tiled flooring. Two radiators. Staircase to first floor.

Lounge: 6.45m x 4.3m (21'2" x 14'1") Double glazed French doors to garden. Oak flooring. Feature inglenook fireplace with multi-fuel burner. Radiator. Glass door to entrance hall.

Dining Room: 4.3m x 3.05m (14'1" x 10') Georgian style double glazed window to front. Oak flooring. Radiator.

Study/Office: 3.4m x 3.35m (11'2" x 11') Georgian style double glazed window to side. Exposed floorboards. Double radiator.

Kitchen/Breakfast Room: 5.54 (18'2") m x 2.72 (8'11") m (Widening to 6.5 (21'4") m) Georgian style double glazed window to rear. Double glazed bi-folding doors to garden. Polished limestone tiled flooring. Fitted wall and base units with wooden worktops over. Built-in oven and halogen hob. Double bowl sink unit with mixer tap. Space for appliances. Skylight window.

Utility Room: 2.62m x 1.98m (8'7" x 6'6") Double glazed sky light window. Modern fitted wall and base units with wooden work surface over. Single drainer sink unit. Tiled flooring. Inset spotlights.

Shower Room: 2.44m (8') Double glazed Velux window. Suite comprising walk-in tiled shower cubicle. Wash hand basin with tiled splash backs. Low level w.c. Heated towel rail.

First Floor Landing: Staircase to second floor. Built-in storage cupboard. Radiator. Carpet.

Bathroom: 2.44m x 2.41m (8' x 7'11") Georgian style double glazed window to side. Modern white suite comprising panelled bath with mixer tap and shower attachment. Vanity wash hand basin with cupboard below. Double walk-in shower cubicle with overhead spray. Low level w.c. Inset spotlights. Coved ceiling.

Boiler Room/Airing Cupboard:- 3.38m x 1.45m (11'1" x 4'9") Wall mounted boiler. Hot water cylinder.

Bedroom 2: 4.47m x 2.57m (14'8" x 8'5") Georgian style double glazed window to rear with views over fields and farmland. Radiator. Carpet.

Walk-in Wardrobe: 3.53m x 1.55m (11'7" x 5'1") Carpet.

En-Suite: 3.5m x 1.55m (11'6" x 5'1") Suite comprising walk-in tiled shower cubicle. Vanity wash hand basin with cupboard below. Low level w.c. Heated towel rail. Tiled flooring. Extractor fan.

Bedroom 3: 3.38m x 3.15m (11'1" x 10'4") Georgian style double glazed window to rear with views over fields and farmland. Radiator. Carpet.

Walk-in Wardrobe: 2.41m x 1.96m (7'11" x 6'5") Carpet.

En-suite: 2.41 (7'11") m x 1.1 (3'7") m + Shower Georgian style double glazed window to side. Tiled shower cubicle. Vanity wash hand basin with cupboard below. Low level w.c. Heated towel rail. Extractor fan. Inset spotlights. Tiled flooring.

Bedroom 4: 4.17m x 3.43m (13'8" x 11'3") Georgian style double glazed window to front. Carpet. Radiator.

Bedroom 5: 4.52m x 2.62m (14'10" x 8'7") Georgian style double glazed window to front. Radiator. Carpet.

Second Floor: Double glazed skylight window. Eaves storage cupboard. Carpet. Door to: -





Master Bedroom: 4.85m x 4.06m (15'11" x 13'4") Double glazed sliding patio door to decked balcony with views over fields and farmland. Two double glazed Velux windows. Eaves storage cupboard. Radiator. Carpet. Inset spotlights. Door to: -

En-suite: 10'11 x 3.02m (10'11" x 9'11") Electric skylight window. Modern white suite comprising panelled bath. Tiled shower cubicle with overhead spray. Vanity wash hand basin with cupboard below. Extractor fan. Heated towel rail. Tiled backsplash. Door to: -

Walk-in Wardrobe 5.7 (18'8") m x 1.83 (6') m (Widening to 4.22 (13'10") m) Carpet and light.

Exterior

Rear Garden: Approx. 60ft: Decked area. Steps down to paved patio area. Mainly laid to lawn. Established trees, shrubs and flower borders. Shed and summerhouse to remain. Gate to field behind.

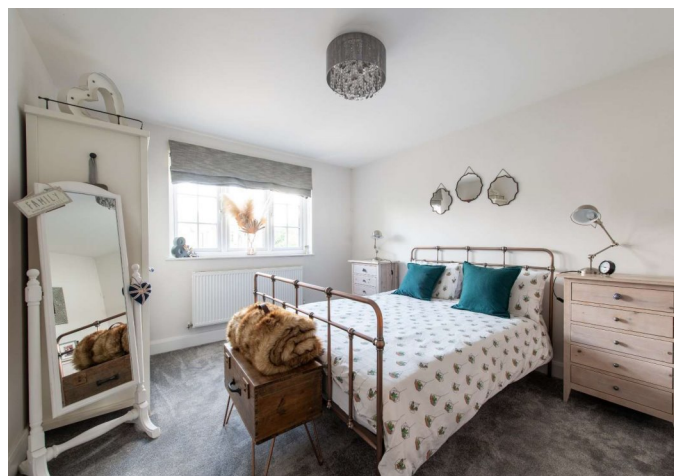
Garage: 17'3 x 17'1: Integral double garage with twin remote up and over doors. Supplied with power and light. Own pebbled driveway for several cars. Side pedestrian access.

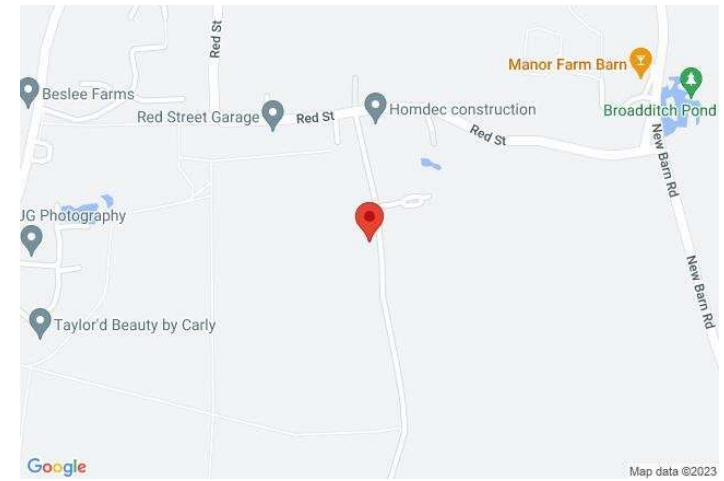
Additional Information

Southfleet is an extremely popular semi-rural village on the south side of the A2. The location still has great access to Gravesend, Bluewater and Ebbsfleet International, which has high speed links into London in under 22 minutes.

Council Tax - D

EPC Rating - C

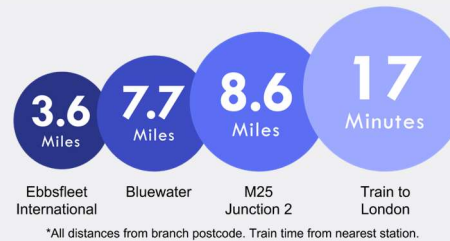




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Location



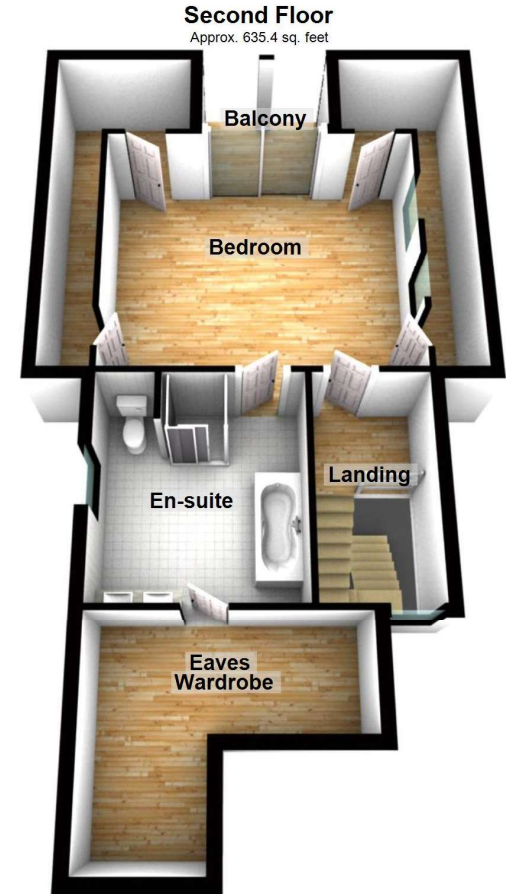
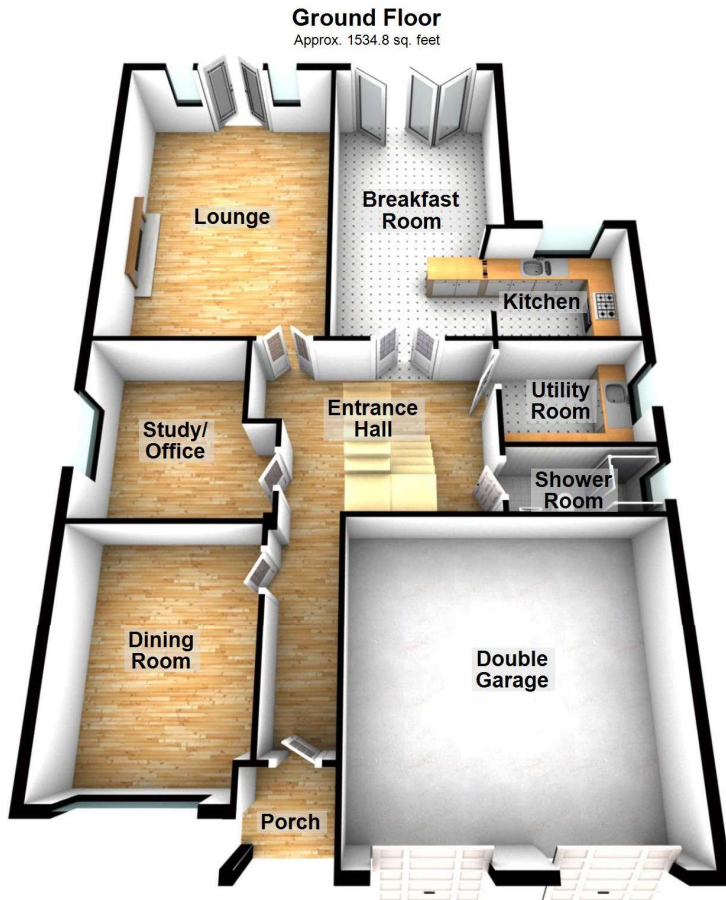
(All distances & times are approximates)

FOR MORE INFORMATION CONTACT US TODAY.

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SALES | MORTGAGES | LEGALS

ROBINSON MICHAEL & JACKSON



Total area: approx. 3357.7 sq. feet

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