



**Price**

**£1,750,000**

**Freehold**

4x  2x  3x 

**Swanley Village Road,  
Swanley, Kent, BR8**

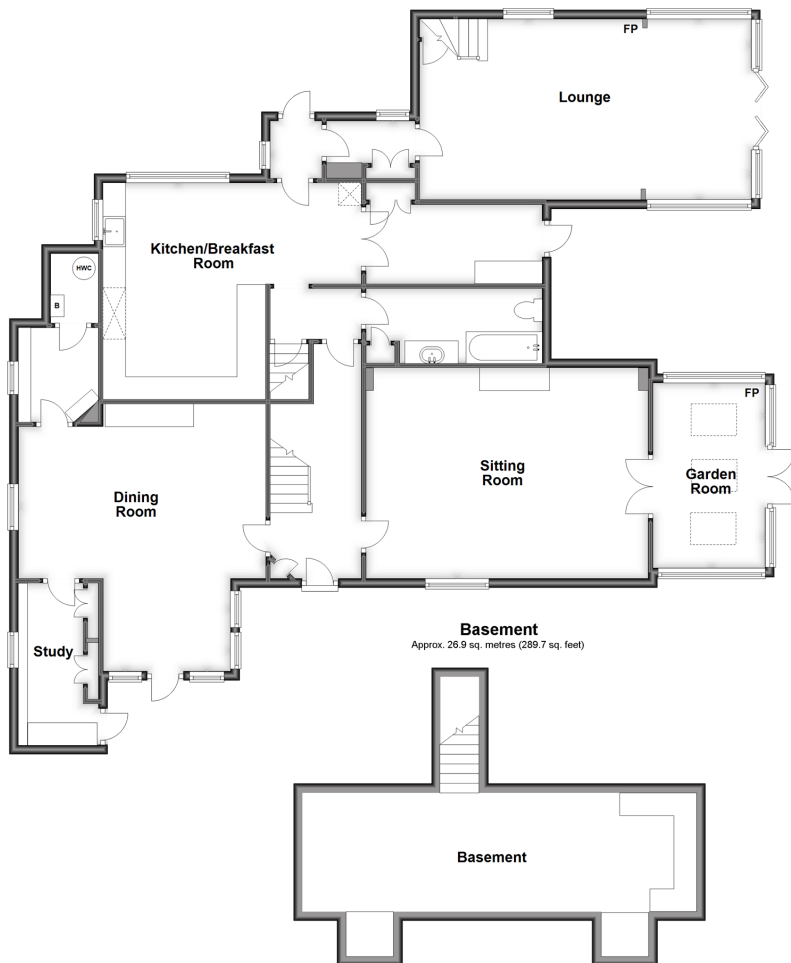
**OVER 60?**

You could get up to  
**59% off** the price!\*

*Wards*  
Helping you move forwards



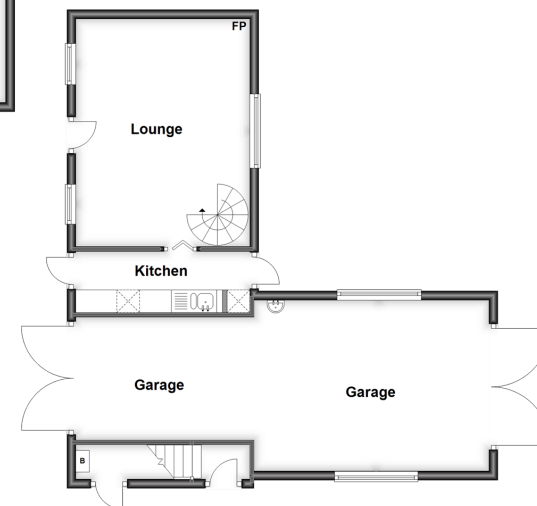
**Ground Floor**  
Approx. 163.0 sq. metres (1754.8 sq. feet)



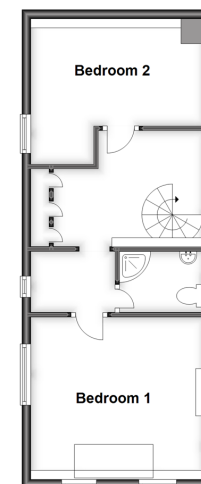
**Split Level First Floor**  
Approx. 103.3 sq. metres (1111.5 sq. feet)



**Coach House - Ground Floor**  
Approx. 58.8 sq. metres (632.7 sq. feet)



**Coach House - Split Level First Floor**  
Approx. 38.9 sq. metres (418.8 sq. feet)



## Accommodation

### GROUND FLOOR

**Entrance Hall:** 16'9 x 6'5 (5.11m x 1.96m)  
**Sitting Room:** 20'2 x 15'2 (6.15m x 4.63m)  
**Garden Room:** 14'3 x 7'8 (4.35m x 2.34m)  
**Dining Room:** 17'4 x 16'4 (5.29m x 4.98m)  
**Study:** 11'9 x 7'4 (3.58m x 2.24m)  
**Lobby:** 6'9 x 5'8 (2.06m x 1.73m)  
**Kitchen/Breakfast Room:** 17'8 x 8'3 (5.39m x 2.52m) narrowing to 10'8 x 7'8 (3.25m x 2.34m)  
**Lounge:** 24'9 x 13'5 (7.55m x 4.09m)  
**Utility Room:** 12'2 x 5'6 (3.71m x 1.68m)  
**Bathroom:** 12'4 x 5'1 (3.76m x 1.55m)  
**Rear Lobby to Garden**

### BASEMENT

**Basement:** 28'3 x 9'5 (8.62m x 2.87m)

### SPLIT LEVEL FIRST FLOOR

**Landing**  
**Main Bedroom :** 17'5 x 9'8 (5.31m x 2.95m)  
**Dressing Room:** 12'0 x 7'0 (3.66m x 2.14m)  
**En Suite Shower:** 6'7 x 5'8 (2.01m x 1.73m)  
**Bedroom 2:** 12'8 x 11'4 (3.86m x 3.46m)  
**En Suite Shower Room:** 5'8 x 4'0 (1.73m x 1.22m)  
**Bedroom 3:** 13'3 x 13'1 (4.04m x 3.99m)  
**Bedroom 4:** 12'4 x 9'1 at maximum (3.76m x 2.77m)

**Family Bathroom:** 12'3 x 5'2 (3.74m x 1.58m)  
**Snug/ Mezzanine:** 13'3 x 8'5 (4.04m x 2.57m)

### COACH HOUSE - GROUND FLOOR

**Kitchen:** 12'7 x 4'4 (3.84m x 1.32m)  
**Lounge:** 16'1 x 13'0 (4.91m x 3.97m)  
**Garage:** 12'8 x 9'0 (3.86m x 2.75m)  
**Garage:** 17'0 x 12'0 (5.19m x 3.66m)

### SPLIT LEVEL FIRST FLOOR

**Bedroom 1:** 12'5 x 11'4 (3.79m x 3.46m)  
**Bedroom 2:** 12'9 x 10'4 at maximum (3.89m x 3.15m)

**Shower Room:** 6'7 x 4'4 (2.01m x 1.32m)

### OUTSIDE

**Front Garden**  
**Rear Garden**  
**Side Garden**  
**Driveway**  
**Triple Garage Block:** 28'11 x 17'4 (8.82m x 5.29m)  
**Stable Storage**



## Main features

- Fabulous Grade II listed detached house
- 2 bedroom Coach House
- 5 garages and large driveway
- Various outbuildings all set within a large plot
- Excellent rural location within a short drive to local amenities



### Nearest Schools

Primary Schools: St Pauls' C of E Voluntary Controlled Primary 0.1 miles, Downsview Community Primary 0.8 miles, Hextable Primary 0.8 miles - Secondary Schools: Parkwood Hall School 0.7 miles, Hextable School 0.8 miles, Furness School 0.9 miles



### Transport Information

Train Stations: Swanley 1.4 miles, Farningham Road 1.6 miles, Eynsford 2.8 miles



### Address

Swanley Village Road, Swanley, Kent, BR8



### Directions

For directions to this property please contact us.





Call Eynsford Branch 01322 862844 ■ [wardsofkent.co.uk](https://wardsofkent.co.uk)



- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Our Homewise partnership offer a 'Home for Life' plan to buyers over 60, granting a lifetime lease for your protection and reducing the purchase price by up to 59%

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