



**Price**  
**£900,000**

**Freehold**

5x  3x  2x 

**Ryecroft, Longfield Hill,  
Longfield, Kent, DA3**

**OVER 60?**

Secure this property  
for up to **59% less!**

*Wards*  
Helping you move forwards





## Main features

- Superb double garage and driveway
- Popular development of exclusive houses
- Enclosed layout providing plenty of living space to enjoy
- Deceptive garden, ideal for entertaining guests
- Short drive to Meopham & Longfield train stations

## Accommodation

### GROUND FLOOR

Hallway  
 Cloakroom: 5'6 x 2'8 (1.68m x 0.81m)  
 Lounge: 13'11 x 12'11 (4.24m x 3.94m)  
 Dining Room: 13'0 x 9'10 (3.97m x 3.00m)  
 Study  
 Kitchen: 16'1 x 9'10 (4.91m x 3.00m)  
 Utility Room: 8'9 x 4'11 (2.67m x 1.50m)  
 Conservatory: 11'8 x 11'8 (3.56m x 3.56m)

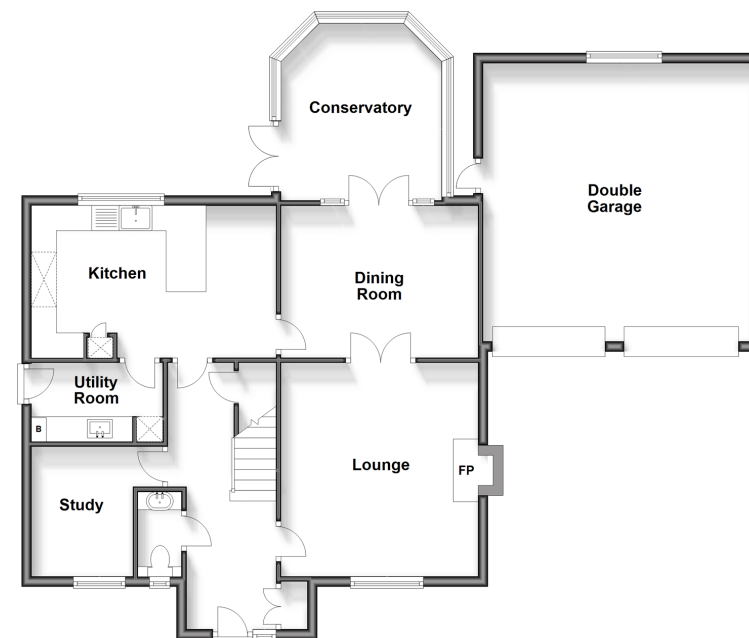
### FIRST FLOOR

Landing  
 Bedroom 1: (L-shaped) 13'0 x 10'3 (3.97m x 3.13m) plus 2'5 x 2'4 (0.74m x 0.71m)  
 Ensuite Shower Room: 10'0 x 4'5 (3.05m x 1.35m)  
 Bedroom 2: (L-shaped) 10'1 x 8'8 (3.08m x 2.64m) plus 6'11 x 4'3 (2.11m x 1.30m)  
 Bedroom 3: (L-shaped) 12'2 x 6'11 (3.71m x 2.11m) plus 8'4 x 1'9 (2.54m x 0.53m)  
 Bedroom 4: (L-shaped) 11'7 x 5'11 (3.53m x 1.80m) plus 1'6 x 5'7 (0.46m x 1.70m)  
 Bedroom 5: 8'7 x 8'4 (2.62m x 2.54m)  
 Bathroom: 8'3 x 6'0 (2.52m x 1.83m)

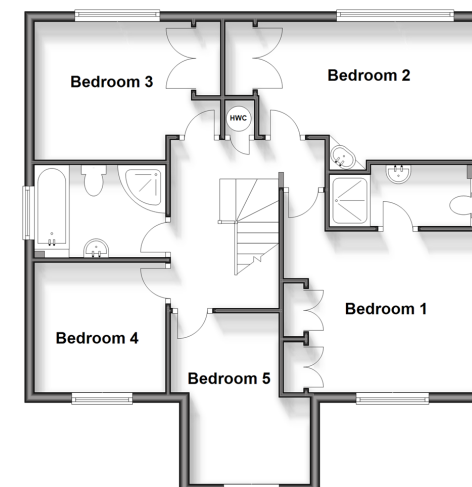
### OUTSIDE

Driveway  
 Double Garage  
 Front Garden  
 Rear Garden

**Ground Floor**  
 Approx. 110.4 sq. metres (1188.7 sq. feet)



**First Floor**  
 Approx. 70.8 sq. metres (762.1 sq. feet)



**Call Meopham - 01474 813100 ■ [wardsofkennt.co.uk](http://wardsofkennt.co.uk)**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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