

Yew Cottage
Hartley Green
Hartley

- Beautiful Grade II Listed Thatched Cottage
- Three Good Sized Bedrooms
- Three Reception Rooms
- Bespoke Fitted Kitchen & Dining Room
- Beautifully Decorated Throughout
- Established Gardens of 0.4 of an Acre
- Gravelled Driveway & Car Port

Price Guide
£675,000







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PRICE RANGE: £675,000 - £700,000 Nestled in the heart of Hartley village overlooking Hartley Village Green, a elegant Grade II listed thatched cottage which we believe dates back to the early 17th century. Set in the middle of the plot with its enchanting exterior and beautifully nurtured and well established gardens of just under half an acre. Beautiful and charming living spaces with thoughtful decoration and well presented throughout.

Step inside this gorgeous home to uncover the beautifully decorated interior. Enter via the white painted stable door into one of the living rooms with beamed ceilings and walls, and wooden and brick flooring with access to stairs leading down to the cellar, a small step leads you into the second sitting room, also to the front of the cottage there is a stunning dining room and bespoke fitted kitchen. Running along the rear of the cottage is a fabulous reception hallway with access to a large storage/utility area, there is also a downstairs study and a useful downstairs cloakroom, also the reception hallway has rear access.

Originally two cottages you can enter the first floor via two staircases from the rear reception hallway. On the first floor you have spacious landing and three double bedrooms and spacious bathroom with free standing bath and shower and mixer taps.

Outside the well established and hedged gardens surround the property and are mainly laid to lawn, there is a lovely vegetable plot with fruit trees, two front garden gates that take you to the village green and to the side of the property the owners have a lovely garden room/home office with









patio area, there are outside workshops and storage area, directly to the rear is a large courtyard style part of the garden with retaining wall. The property has a large gravelled driveway with plenty of parking and leading to a car port, this is accessed via the side of the property.

Within walking distance of the highly regarded Hartley primary school, short drive or walk to Longfield railway station which offers a service to Victoria London and Longfield village centre with local shops including Waitrose, village butchers, Co-Op store plus Costa Coffee and several eateries and restaurant/take aways. Hartley Village has local shops at Cherry Trees and The Parade, Church Road, with a Post Office and convenience store in Ash Road. There are two primary schools, a nursery school, library and a dentist, with doctors at Longfield and New Ash Green. Hartley Country Club, set in 10 acres of glorious Kent countryside, offers a unique combination of sporting and social attractions. There are good, local road networks and all are within approximately 5.5 miles; the A2 giving access to the M2, M25 and Dartford River Crossing; and the A20 leading to the M20 and M25. Ebbsfleet International Station, providing fast services to St Pancras and Europe, is also within approximately 5.5 miles. The Bluewater Shopping Centre, with its varied range of shops and recreational facilities, is approximately 5 miles from Hartley Village.

Council Tax Band: G

Fixtures and fittings by arrangement other than those mentioned.








LOVE



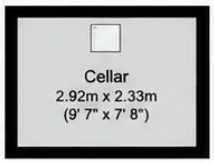





Yew
Cottage

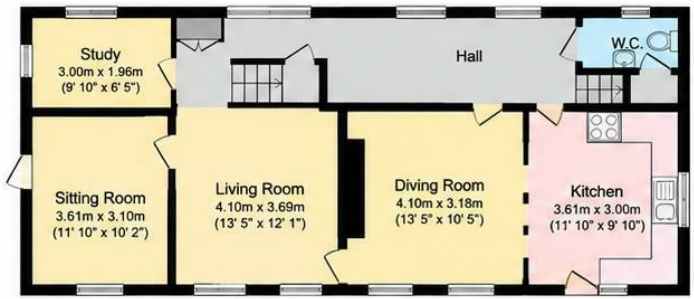






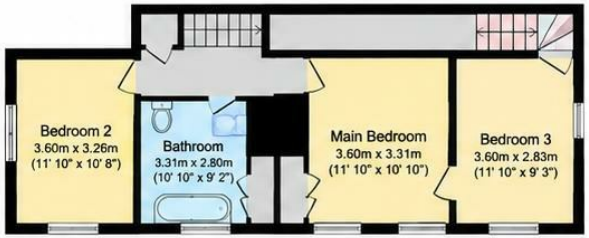
Cellar

Floor area 7.0 sq.m. (75 sq.ft.)



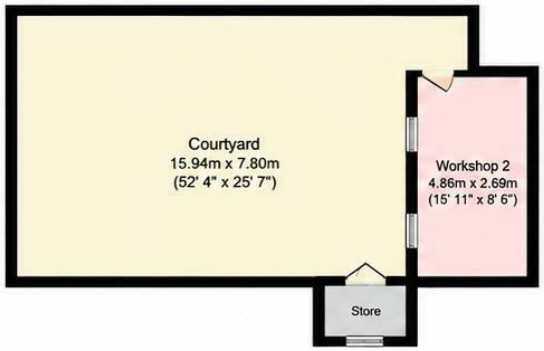
Ground Floor

Floor area 83.0 sq.m. (894 sq.ft.)



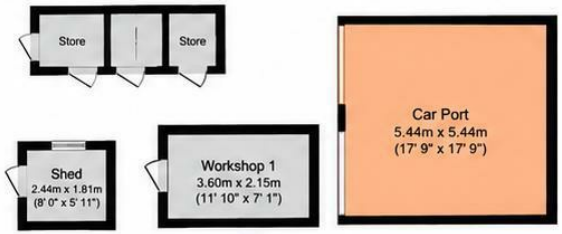
First Floor

Floor area 65.7 sq.m. (707 sq.ft.)



Outbuilding

Floor area 15.3 sq.m. (165 sq.ft.)



Outbuilding

Floor area 15.2 sq.m. (163 sq.ft.)

Total floor area: 186.2 sq.m. (2,005 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

Appliances and services are untested. Dimensions are approximate and floorplans are not to scale.
Fixtures and fittings, planning and alterations, lease details if applicable, should all be verified legally.

Open: Monday-Friday 9am-5.30pm
Saturday 9am-5pm

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