







6a Pincroft Wood New Barn

- Substantial Five-Bedroom Detached Family Home
- Impressive Double-Sized Integral Garage
- Extensive Driveway Providing Ample Off-Road Parking
- Fitted Kitchen & Separate Utility Room
- Principal Bedroom with En-Suite
- Generous Established Rear Garden
- Large Conservatory Overlooking the Garden
- Double Glazing Throughout
- Gas Central Heating Throughout

Price Guide
£875,000

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PRICE GUIDE £875,000- £895,000
Occupying a generous plot in the highly sought-after Pincroft Wood, New Barn, this substantial five-bedroom detached family home offers an impressive amount of versatile living accommodation, complemented by a large driveway, double garage and established rear garden.

The property presents an attractive frontage, with an extensive block-paved driveway providing ample off-road parking and access to the integral double garage with powered doors.

Internally, the accommodation is both spacious and flexible. The principal sitting room is a particularly generous reception space, featuring a traditional fireplace and attractive wood flooring, while a separate dining room provides an ideal setting for family meals and entertaining.

The well-appointed kitchen/breakfast room offers an excellent range of fitted cabinetry with contrasting wood work surfaces and plenty of space for informal dining. A separate utility room provides additional storage and laundry facilities, with direct access outside.

A real highlight of the ground floor is the impressive conservatory, creating a wonderfully bright additional living and entertaining space. With extensive glazing,









room for both seating and dining areas and doors opening directly onto the garden, it provides an excellent connection between the house and outside space.

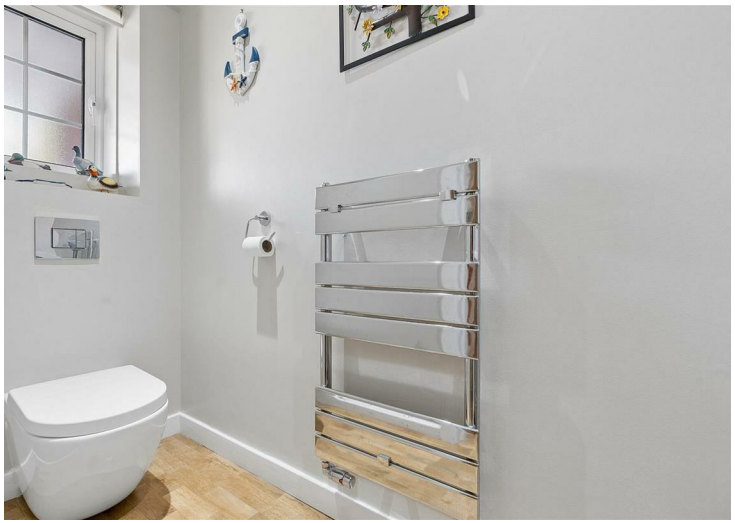
The ground floor is further complemented by a useful WC.

Upstairs, the property provides five bedrooms, including an impressive principal bedroom with plenty of natural light and ensuite facilites. The remaining bedrooms offer excellent flexibility for a growing family, guests or home-office use. A family bathroom completes the first-floor accommodation.

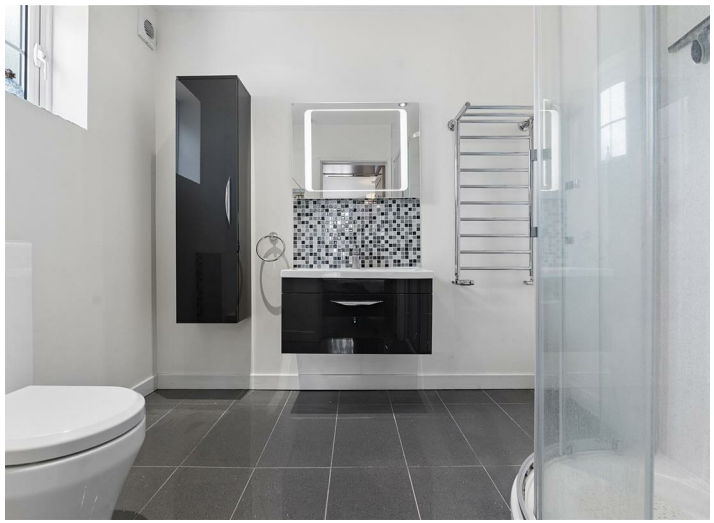
Outside, the rear garden is a particularly appealing feature. Predominantly laid to lawn and bordered by mature trees, shrubs and established planting, it offers a good degree of privacy along with a paved seating area immediately adjoining the house – perfect for outdoor dining and entertaining.

Pincroft Wood is a well-established and sought-after residential setting within New Barn, an attractive Kent village within the Longfield and New Barn parish.

With its five bedrooms, multiple reception spaces, substantial conservatory, double garage, generous driveway and mature garden, this is a superb family home offering both space and versatility in one of New Barn's most desirable residential locations.











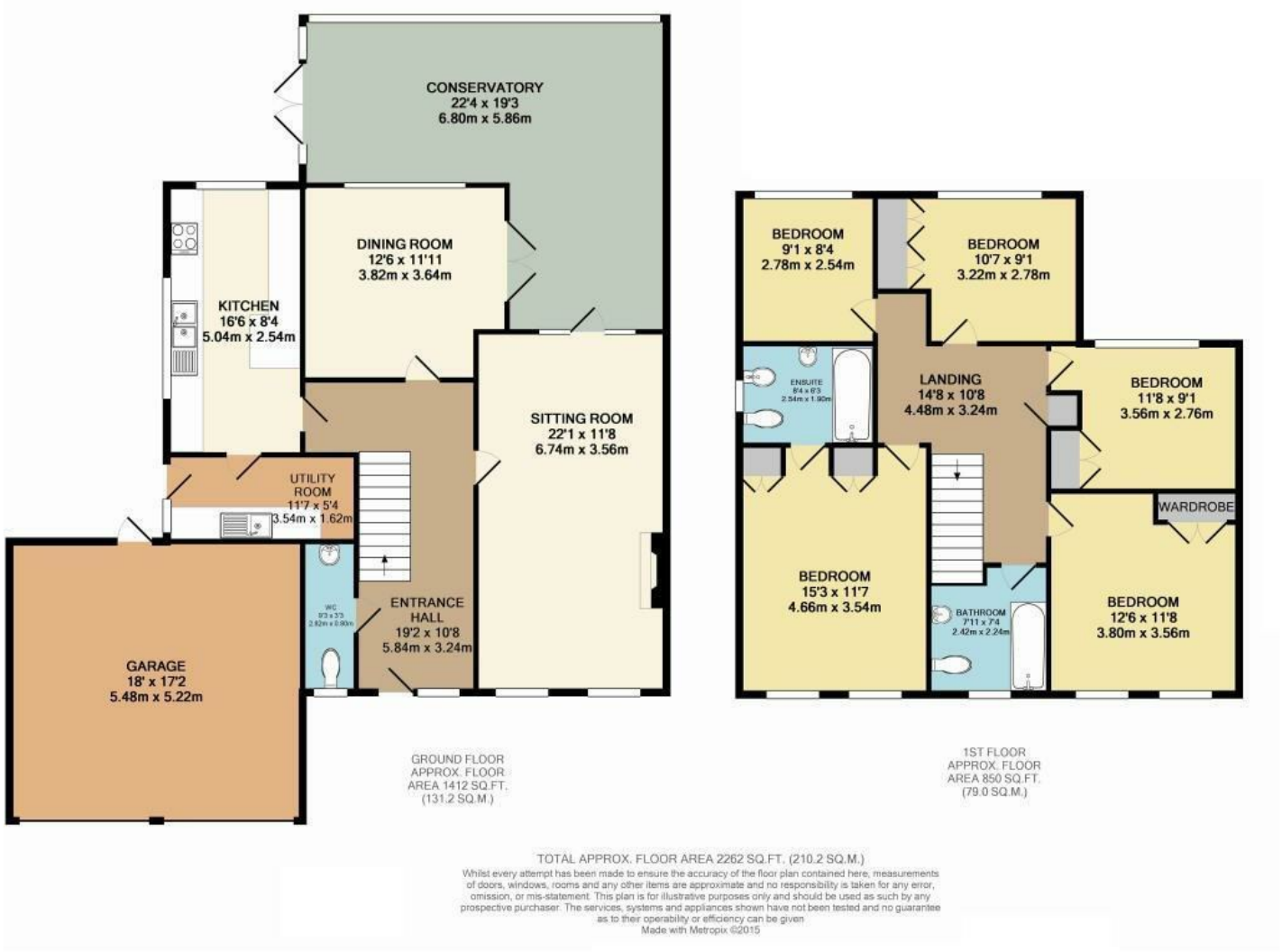








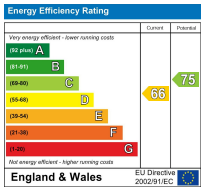




TOTAL APPROX. FLOOR AREA 2262 SQ.FT. (210.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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.

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