



# A beautiful family home located in a pretty village

**Horton Road, Horton Kirby, Dartford, DA4**

£3,200 pcm plus fees apply, Furnished, Part Furnished, Unfurnished  
Available from 05.06.2020





A lovingly refurbished family home • Popular village location  
• Desirable off street parking • Close to the river Darent  
• 0.9 miles to Farningham Road station

### About this property

Located in the pretty village of Horton Kirby within the popular Darent Valley, this spacious detached family home provides beautifully presented accommodation throughout.

Opening into the generous entrance hall, the principal living room wooden flooring and attractive fireplace also benefits from double French doors leading into the conservatory overlooking the garden. Adjoining is the triple aspect dining room, also with fireplace, boasts a convenient serving hatch from the neighbouring, generously proportion kitchen.

Fitted with a range of upper and lower cupboards providing ample storage, the kitchen also features a double range style cooker, spacious family dining area with bay window to the front of the property, and stable door access to the side of the house.

A separate utility room and guest cloakroom complete the ground floor.

The first floors provides four bedrooms, the master boasting built in wardrobes and a spacious en suite shower room. There is also a large and well appointed family bathroom on the first floor whilst the second floor offers an additional large double bedroom with en suite shower room.

Externally the property is approached by a gravel driveway providing ample off street parking with a garage located to the side of the large front garden. To the rear is a generous garden, mainly laid to lawn bordered by well established trees and shrubs.

### Furnishing

Furnished, Part Furnished, Unfurnished

### Local Authority

Sevenoaks District Council  
Council Tax Band = G

### Energy Performance

EPC Rating = E







### Local Information

This property is situated in Horton Kirby, a charming Kent village with public houses, local shop, doctors' surgery, village school, cricket club and church.

Mainline rail: Farningham Road Station is 0.9 of a mile away, offering services to Bromley South, London Victoria, and London Blackfriars with 1 change. [www.thetrainline.com](http://www.thetrainline.com). Other stations in the vicinity include Swanley, Eynsford, and Sevenoaks, with Ebbsfleet International station being 6.5 miles away.

Communications: The M25 at Junction 3 is just 2.9 miles away, as well as access to the M20. Canary Wharf is 18 miles distant and central London 24 miles away.

Schools: The area is renowned for its proximity to an excellent range of private and state schools, including Sevenoaks School, Tonbridge School, St Michael's, Russell House, Dartford and Wilmington Grammar schools.

### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Sevenoaks Lettings Office. Telephone: +44 (0) 1732 789 760.



Horton Road, Horton Kirby, Dartford, DA4  
Gross Internal Area 3203 sq ft, 297.6 m<sup>2</sup>



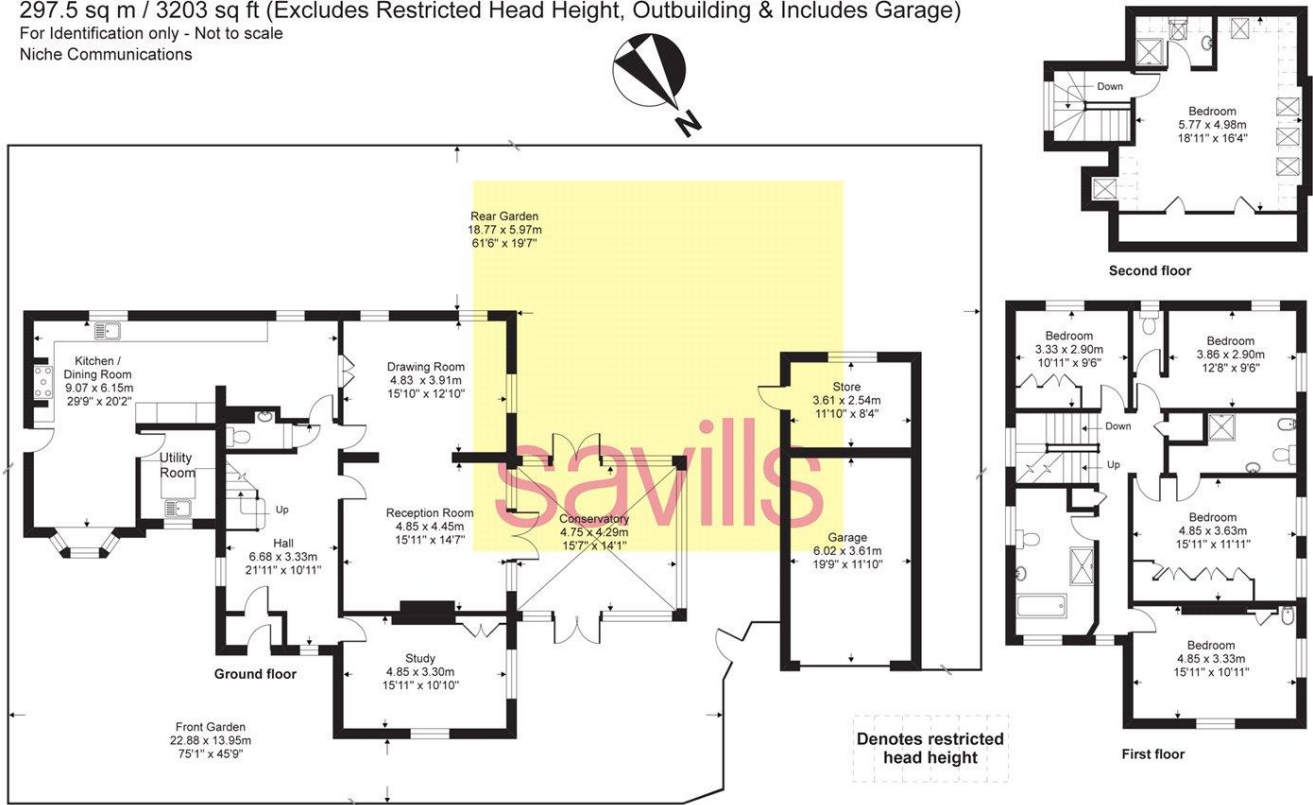
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savills.co.uk

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## Horton Road, Horton Kirby, Dartford, DA4

Gross internal floor area (approx):  
297.5 sq m / 3203 sq ft (Excludes Restricted Head Height, Outbuilding & Includes Garage)  
For Identification only - Not to scale  
Niche Communications



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	45	71
EU Directive 2002/91/EC		

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\*There are different rules and fees for different tenancy types. For details of our fees and charges to go to [Savills.co.uk/tenant-fees](https://www.savills.co.uk/tenant-fees). For more detailed information read our applicant guide at [savills.co.uk/applicant-guide](https://www.savills.co.uk/applicant-guide).  
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