



# Homefield House

16 Swaisland Road, Dartford, Kent

**STRUTT  
& PARKER**

BNP PARIBAS GROUP



## A beautifully presented detached family home with an attractive garden in a popular setting

An impressive detached family home with light, airy accommodation, beautiful gardens and substantial, versatile outbuildings. The property is set in a desirable and well-connected position, less than a mile from Dartford's town centre and within easy reach of local commuter links by road and rail, as well as being moments from open Kent countryside.



**3 RECEPTION ROOMS**



**4 BEDROOMS**



**1 BATHROOM**



**GARAGE**



**LOVELY GARDENS**



**FREEHOLD**



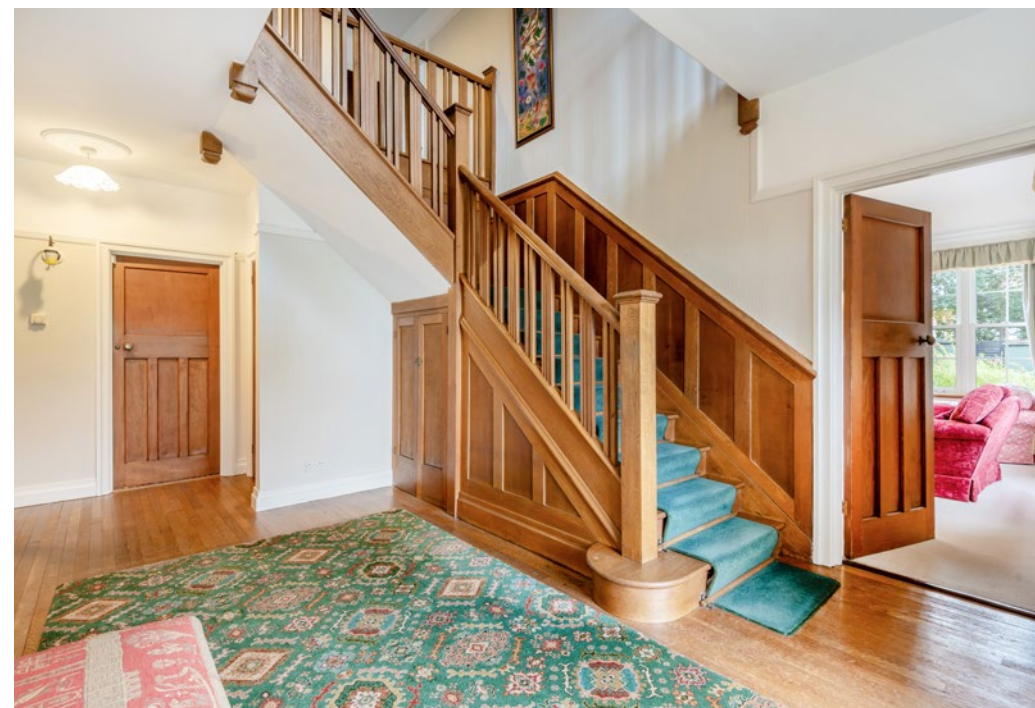
**TOWN**



**2527 SQ FT**



**GUIDE PRICE  
£1,450,000**



### The property

Homefield House is a handsome detached property, offering four bedrooms and three well-appointed reception rooms. The home boasts attractive red brick elevations, and inside, airy and spacious living and entertaining areas provide a high degree of flexibility, with potential for further development.

The house features oak tongue and grooved flooring to most of the accommodation and the elegant reception hall has an impressive oak staircase, with matching oak panelling, rising to the galleried first floor landing above.

Off the reception hall there is a 24 ft sitting room with a dual aspect, welcoming plenty of natural light, as well as a fireplace, creating a focal point for the room. The ground floor also has a comfortable snug in which to relax, and a formal dining room with wooden flooring, a dual aspect and an open fireplace of brick and stone, with a handsome wooden surround.

Towards the rear of the ground floor there is a well-equipped kitchen with white fitted storage units and integrated appliances by Neff, with the utility room providing further space for home storage and appliances.

Upstairs is an elegant galleried landing leading to the four double bedrooms. Each bedroom benefits from built-in storage, including the large principal bedroom with its fitted wardrobes lining one wall. Two bedrooms have their own washbasins, while the first floor also includes a family bathroom with a bathtub and a separate shower unit, plus a separate WC.





















## Outside

The house is set in splendid south and west-facing gardens, with a gated entrance at the front opening to a gravel driveway, which provides plenty of parking space and access to the integrated garage, which has an office to its first floor. The gardens include extensive lawns, with well-maintained hedgerows creating distinct areas, each with various attractive features, such as established shrubs or colourful border beds with flowering perennials. There is also a pond, a handsome central fountain and a safari-style gazebo, plus a patio area for al fresco dining. Outbuildings include several sheds, a circular summer house, used for storage, and a lovely Breeze summerhouse with power and internet connectivity. There is a large detached annexe, which is ideal for use as a studio space, and provides the potential for conversion into additional living accommodation.

## Location

The property is set on a popular residential road within easy reach of Dartford town centre and moments from the excellent local transport connections. Dartford sits in a highly convenient setting, inside the M25 and on the outer reaches of southeast London, within easy access to central areas, yet also just moments from beautiful open Kent countryside. The town itself has various amenities, including a selection of shops, supermarkets, restaurants and cafés. Bluewater Shopping Centre is also within easy reach, providing a world-class selection of designer shops and leisure facilities. Transport connections include mainline rail from Dartford station, while the A2 and M25 are also both easily accessible.



## Distances

- Dartford town centre 0.7 miles
- Bexleyheath 2.5 miles
- Sidcup 6.5 miles
- Gravesend 9.5 miles
- Greenwich 12 miles

## Key Locations

- Central Park (Dartford)
- Dartford Borough Museum
- Bluewater Shopping Centre
- Hall Place & Gardens
- Darenth Country Park
- Cyclopark
- Jeskyns Community Woodland
- Lullingstone Castle & The World Garden
- Eynsford Castle
- Brands Hatch Circuit
- Trosley Country Park

## Nearby Schools

- Dartford Grammar
- Bronte School
- Gad's Hill School
- Russell House School
- St. Michael's Prep
- Steephill School
- Sevenoaks Prep
- Walthamstow Hall
- The Granville School
- St. Andrew's School

## Nearby Stations

- Dartford (1 mile)
- Crayford (1 mile)
- Elizabeth line approx. 15 mins by road and rail

