



LIVERMORES
THE ESTATE AGENTS

5 Bedrooms

House - Detached

Located in Southfleet

£850,000



dartford@livermores.co.uk

www.company.co.uk

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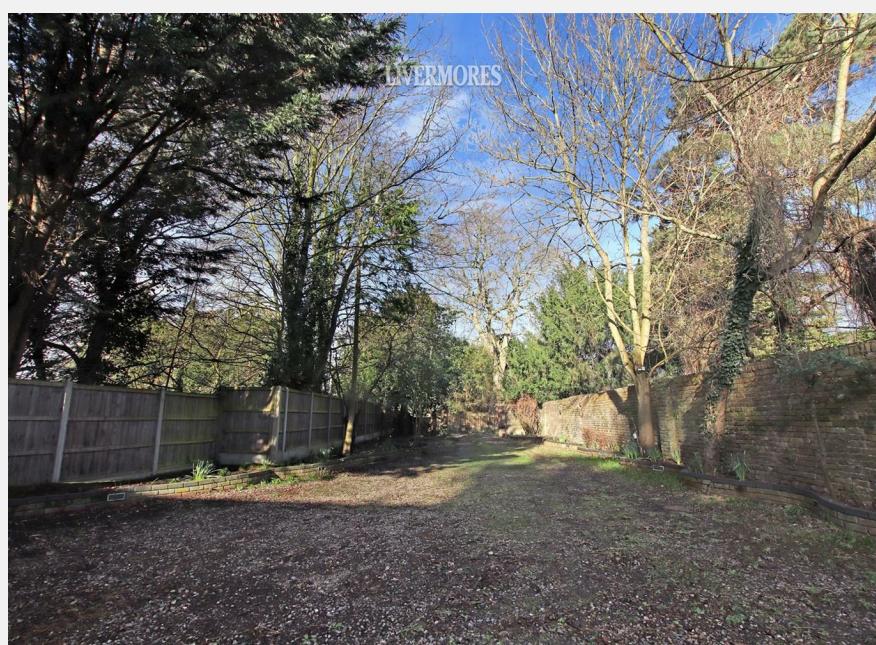


Crayburne Betsham

Southfleet Kent DA13 9PB



Guide Price £850,000 to £900,000. A rare opportunity to purchase a unique family home on a very large plot within a private road backing onto open fields. The property is situated in the picturesque hamlet of Betsham within an unmade private road on land which was previously part of the Joyce Hall estate. The property now needs a new owner who has the vision and imagination to create a magnificent home again to suit their own style and design. Approached via a very impressive 120' driveway which widens to 80' (approximately), the property is believed to have been built in the 1960's as a private dwelling but has been used more recently as a residential care home. The extensive footprint of the main building is arranged over two floors and has the benefit of the loft already converted into useable space. To the rear of the garage is an annex which offers flexible use as there is a studio/activity room, shower and utility room. The rear garden is approximately 100' in depth and 80' wide and backs onto open fields. Crayburne enjoys an enviable position on the edge of Betsham and offers a select enclave of premium properties. This particular property has the benefit of open views of the countryside to the rear within this cul-de-sac location. We consider this property, WHICH BENEFITS FROM NO FORWARD CHAIN, ideal for buyers who can visualise the potential and possibilities to create a fantastic family home within substantial grounds. VIEWING HIGHLY RECOMMENDED.



Crayburne

£850,000 Freehold



- Guide Price £850,000 to £900,000
- Semi rural location
- Large plot
- Secluded position
- SIMILAR PROPERTIES REQUIRED
- Private road
- Five bedroom detached house
- Backs onto open countryside
- NO FORWARD CHAIN
- EPC grading D Council tax banding G







Council Tax Band: G

Local Authority: Dartford

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-81) B		
(69-80) C		
(55-68) D	62	70
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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