



Ibbett Mosely

The Cottage, Eynsford Hill, Eynsford,
Kent, DA4 0JL



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A UNIQUE CHARACTER PROPERTY DATING BACK TO 1914 WITH STUNNING FAR REACHING VIEWS
Guide Price £1.25m

- Master Bedroom with En Suite
- Dining Room
- Double Garage Bloc which could be transformed into Annexe subject to PP
- 3 Further Bedrooms
- Kitchen/Breakfast Room
- Extensive gardens with uninterrupted views over open countryside. Small Garden Room with Log Store
- Sitting Room
- Family Bathroom
- Right of access along the drive to the property

A UNIQUE CHARACTER PROPERTY DATING BACK TO 1914 WITHY STUNNING FAR REACHING VIEWS
Guide Price £1.25m

DESCRIPTION

We are delighted to present this unique character property dating back to 1914 which sits on a substantial plot surrounded by open countryside. Eynsford Hill sits on the edge of the popular village of Eynsford. The Cottage has been carefully updated by the present owners with great attention to detail retaining many of the original features. The comfortable Sitting Room is light and airy leading into a Dining Room which offers a perfect setting for entertaining. The Kitchen/Breakfast Room has been well designed with a walk in Larder. All four Bedrooms and Family Bathroom are arranged on the first floor. The attractive tiered gardens skirt the property to the front with a smaller garden to the rear and side. The Garage Bloc offers potential to convert into a self contained annexe subject to planning consent. Viewing is strongly recommended to fully appreciate all that The Cottage has to offer

LOCATION

Eynsford has a thriving village community, many period

properties, castle ruins, local shops, churches, restaurants, village general store and butcher. Close by is the highly regarded Anthony Roper school. Sitting at the foot of the picturesque Darenth Valley. Eynsford Station is close by offering services to London on the Victoria/Blackfriars line. There is a bus service to a number of Secondary and Grammar schools and there are a number of activities available to all age groups in the village. For those who enjoy outdoor pursuits many walks and a golf course close by. Almost 7 miles away is the popular Bluewater Complex offering a wide range of shopping facilities, sports/cinema and restaurants. There is easy access to the M25 and M20 motorways and Sevenoaks Town Centre is only a few miles away with a wide range of shops, restaurants, cinema/theatre complex and a mainline station with fast services to London on the Charing Cross/Cannon Street line taking about 30 minutes. Nearby Swanley Station offers a 20 minute train journey to London Bridge.

ENTRANCE

Through solid door into:

ENTRANCE HALLWAY

Double glazed window to front with far reaching views. Staircase leading to first floor. Quarry tiled floor. Radiator.

DOWNSTAIRS CLOAKROOM/UTILITY

Double glazed window to side. Wash hand basin. WC. Quarry tiled floor. Space and plumbing for washing machine. Radiator.

SITTING ROOM

Dual aspect double glazed windows to front and side with far reaching views over open countryside. Range of book shelves. Feature timber chimney breast with log burning stove sitting on tiled hearth. Two radiators. Double doors leading through into:

DINING ROOM

Dual aspect double glazed windows to side and rear. Panelled walls surround. Pine flooring. Radiator.

KITCHEN/BREAKFAST ROOM

Double glazed window to side. Comprehensive range of wall and base units with work surfaces over. Tiles surround. Ceramic sink with mixer tap and cupboard under. Space and plumbing for dish washer. Rangemaster 5 ring cooker. Walk in larder. Down lighting.

FIRST FLOOR

LANDING

MASTER BEDROOM

Double glazed window to side. Range of fitted wardrobes to one wall. Pine floor. Radiator. Door leading to:

EN SUITE SHOWER ROOM

Small double glazed window to side. Fully tiled shower cubicle. Wash hand basin. WC. Heated towel rail.

BEDROOM

Double glazed window to front and side. Built in wardrobe. Radiator.

BEDROOM

Double glazed window to rear. Timber floor. Radiator.

FAMILY BATHROOM

Double glazed window to side. Fully tiled shower cubicle. Timber unit with drawers under and wash hand basin inset. Door to Airing Cupboard. Heated towel rail.

FRONT

After a short distance up Eynsford Hill turn right onto a winding driveway leading to The Cottage. Pathway leading to the property with gardens on each side including a well appointed patio providing a perfect setting for entertaining and enjoying the far reaching uninterrupted views over open fields. Timber shed and Wood Store.

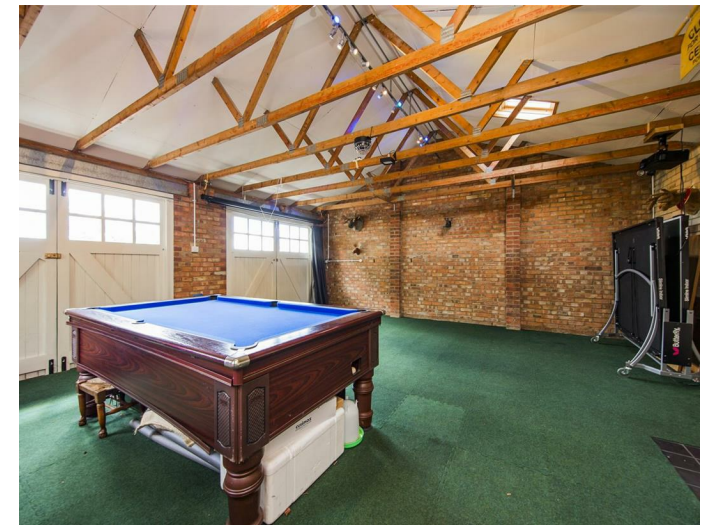
DOUBLE GARAGE BLOC

Currently the double garage bloc is being used as a Games/Snooker Room. Vaulted ceiling. Two velux windows. Small wood burning stove. Electric car charging point.

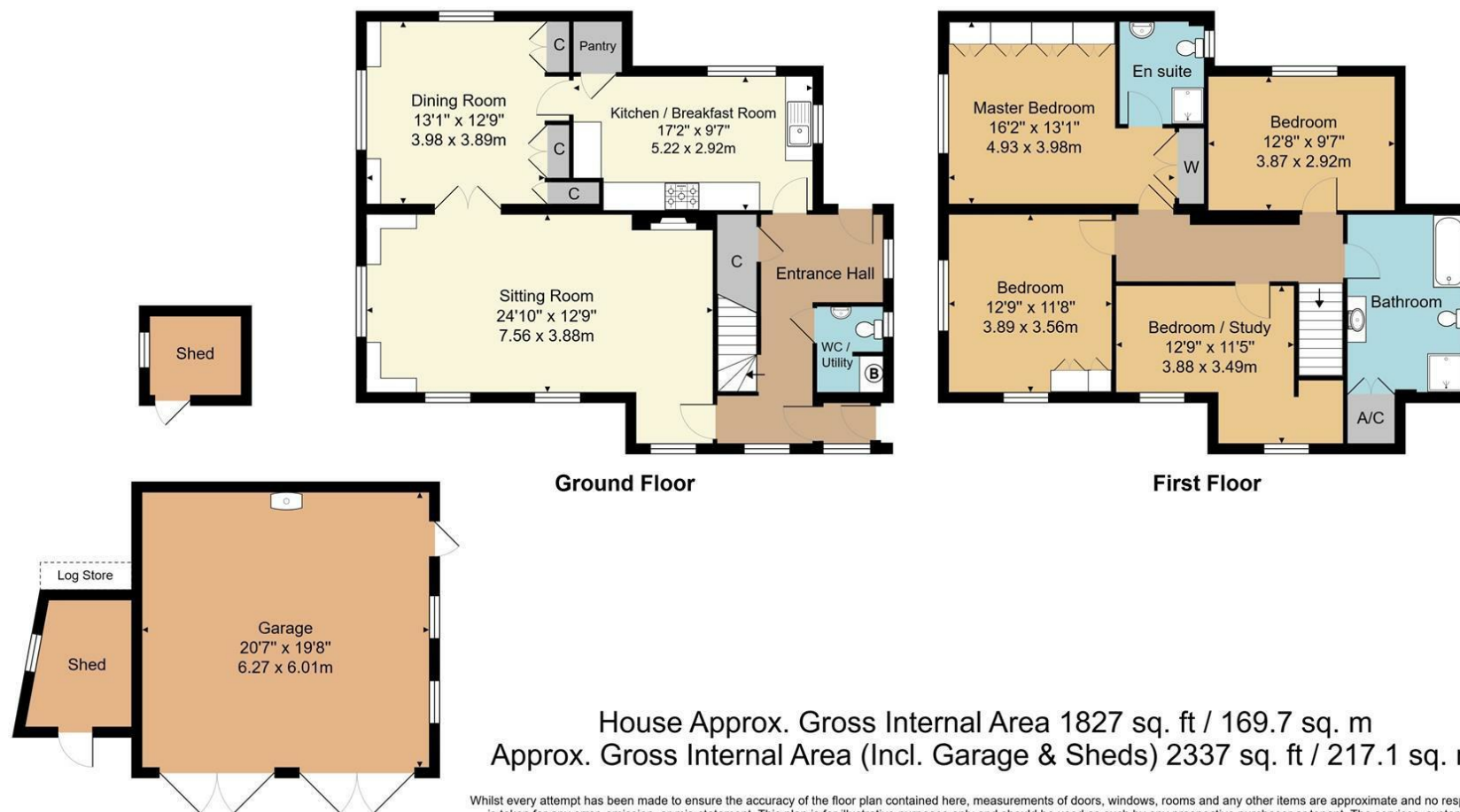
In our opinion and subject to planning consent the double garage could be converted to a self contained annexe for an elderly relative or young teenager allowing them their own space but close to The Cottage.

REAR

The Cottage is skirted by well maintained gardens which are currently full of Spring flowers and shrubs. The paved pathway leads up to the entrance to The Cottage. A second patio area is ideally located closer to the main house which again offers stunning far reaching views over open countryside plus a small Garden Room and Storage Area. There is a second garden to the rear with a wrought iron gate leading out onto Eynsford Hill.



EPC Rating- D



House Approx. Gross Internal Area 1827 sq. ft / 169.7 sq. m
 Approx. Gross Internal Area (Incl. Garage & Sheds) 2337 sq. ft / 217.1 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 or tenant. 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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