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Ibbett Mosely

25 Crown Road, Shoreham, Sevenoaks,  
TN14 7TN



## 25 Crown Road, Shoreham, Sevenoaks, TN14 7TN

**A CHARACTER COTTAGE SITTING IN A MUCH FAVOURED LOCATION IN THIS POPULAR VILLAGE**  
Guide Price £460,000

- 2 Bedrooms
- Kitchen
- Cottage Garden
- Sitting Room with Open Fire
- Family Bathroom
- Walking Distance to Shoreham Station
- Dining Room
- Lean To

**A CHARMING CHARACTER COTTAGE IN THE HEART OF THE VILLAGE - GUIDE PRICE £460,000**

### DESCRIPTION

We are delighted to be able to present this character cottage sitting in the very heart of the much favoured village of Shoreham. The owners have managed to retain many of the period features of this cottage with great attention to details. The accommodation is arranged over two floors with a comfortable Sitting Room on the ground floor which leads into a Dining Room. Kitchen and Bathroom. Both Bedrooms are arranged on the first floor. The rear garden provides a perfect setting for relaxing on the patio with an early glass of wine at the end of the day. The cottage benefits from a Summerhouse and far reaching views. For those needing to commute to London Shoreham Station is in easy walking distance with Otford Station a short drive away providing fast services to London on the London Bridge, Charing Cross Line. Internal viewing is highly recommended.

### LOCATION

The village of Shoreham sits in the Darent Valley between Eynsford and Otford in the North Downs, an area of outstanding natural beauty. It is very popular with walkers who enjoy the many footpaths and designated walks through the surrounding countryside. The village has a railway station with services to London on the Blackfriars/Victoria line and on to St Pancras. There is a school, post office/general store and two public houses. Once the home of artist Samuel Palmer, Shoreham is a vibrant village with many societies and activities for all ages including the aircraft museum. Each year there are several summer events including the duck race and village fete. There are a number of highly regarded schools in the area both state and independent. Otford is just under 2 miles away with a wider range of shopping facilities, library doctors surgery and dentist. There are a number of boutique shops in the High Street with tea rooms and antique shops. The Parade has a range of useful shops including the Post Office, One Stop Shop and

Lodge Cafe. The M25 motorway can be joined just to the west of Sevenoaks at Chevening.

### ENTRANCE PORCH

Through double doors leading into:

### SITTING ROOM

Double glazed window to front. Feature fireplace with timber surround and open fire. Wall lights. Television point. Engineered oak flooring.

### DINING ROOM

Window to rear. Small double glazed window to side. Staircase leading to first floor with under stairs cupboard. Engineered oak floor. Radiator enclosed in fretwork cabinet.

### KITCHEN

Glazed door leading to Lean To. Range of floor and wall units with work surfaces over. Butler sink with mixer tap. Space for cooker with 4 ring gas hob. Space for fridge. Slate tiled floor.

### FAMILY BATHROOM

Window to side. Suite comprising: panelled bath with shower attachment & curtain, wash hand basin and wc. Radiator enclosed in cabinet. Slate tiled floor.

### LEAN TO

Glazed surround with door leading out to rear garden. Space and plumbing for washing machine.

### FIRST FLOOR

### BEDROOM

Double glazed window to front. Built in wardrobe.

### BEDROOM

Double glazed floor to ceiling window/door opening out to flat roof. Built in wardrobe. Television point. Access to loft. Radiator.

### OUTSIDE

### REAR

Steps leading up to paved patio area with attractive flint wall to side. Summerhouse with glazed double doors. Perfect setting for outdoor entertaining with far reaching views towards the North Downs.



# EPC Rating- G



House Approx. Gross Internal Area 805 sq. ft / 74.8 sq. m  
Approx. Gross Internal Area (Incl. Shed&S.House) 904 sq. ft / 84.0 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.

## Ibbett Mosely

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