



Shoreham Road, Eynsford, Dartford, DA4 0HX

Guide Price £1,500,000

Jack Charles  
Estate Agents

Sales & Lettings



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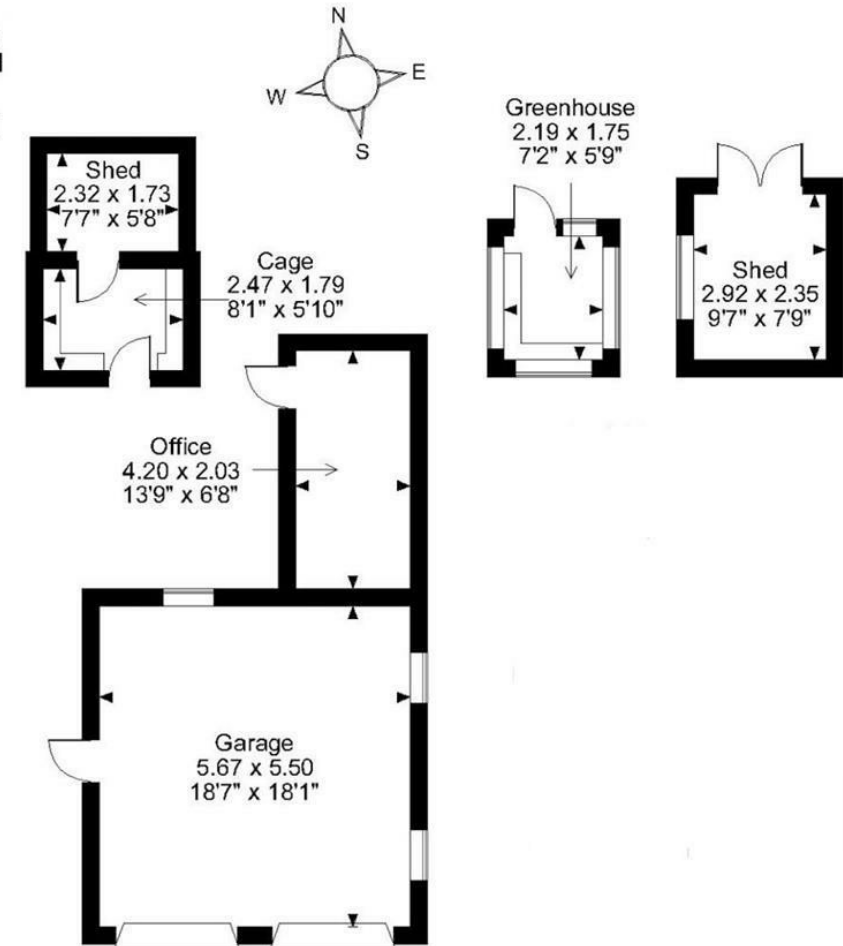
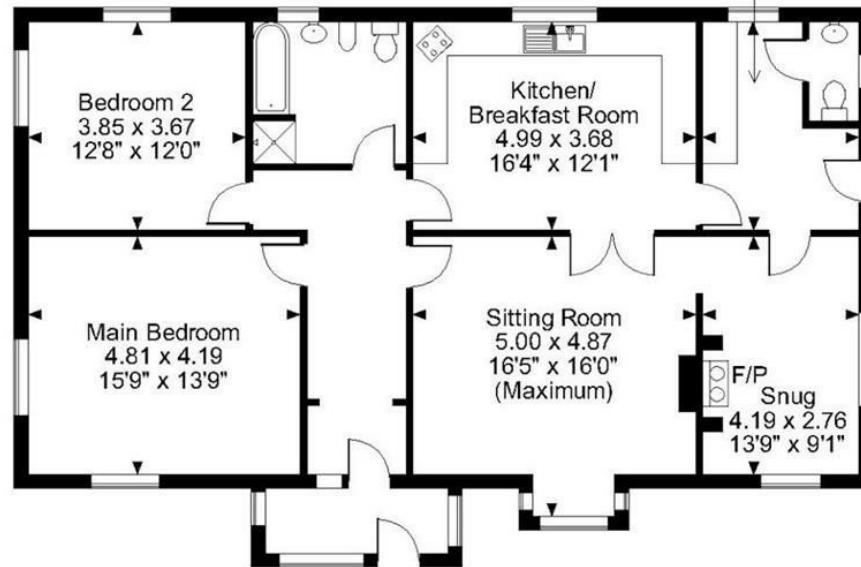
**FLOORPLAN:** Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.

- Detached House Plus Building Plot
- Existing Bungalow With Huge Potential To Extend
- Permission For Large Contemporary Two Storey Home
- Amazing Farmland Views
- Perfect For Dual Living
- Total plot Approx 2 Acres TBV

**Shoreham Road, Eynsford**  
**Approximate Gross Internal Area**  
**Main House = 1321 Sq Ft/123 Sq M**  
**Garage = 336 Sq Ft/31 Sq M**  
**Outbuildings = 529 Sq Ft/49 Sq M**



Utility  
3.65 x 2.76  
12'0" x 9'1"  
(Maximum)



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

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## To Be Sold

A wonderful opportunity to purchase a well presented Detached Bungalow offering great potential to extend and a building plot with permission for a approx 4000 Sq ft detached contemporary two storey family home with stunning elevated views over the farmland and rolling hills beyond. The total plots extends to approximately 2 acres.

The existing detached Bungalow stands in its own grounds which are predominately to the front of the property and incorporate a newly purchased parcel of land for the intention of moving the proposed access to the building plot further away from the bungalow for the purposes of even more privacy and enjoying addition land / garden.

The bungalow itself, we believe, subject to planning could be extended to the rear but also into the roof space. It currently has two bedrooms, sitting room, study / snug, kitchen, family bathroom and a separate utility room with a cloakroom/WC. Outside there is a detached double garage with a studio office attached to the rear of it. There is a rear garden and seating area and ample space to the front including a drive way for several cars and a large garden.

The building plot has full permission granted for the erection of a stylish and contemporary detached 4000 sqft family home that would appear from the front as a single storey home but in fact subtly drops down a level providing the most amazing two storey house, sunken garden and magnificent elevated views over the farmland and fields beyond. There are also various outbuildings on the plot including a mobile home, green house and garden sheds. Some of the outbuildings will need to be demolished as part of the planning conditions.

## Situation

The plot is situated in on the outskirts of Shoreham and Eynsford in a semi rural position surrounded by countryside. The property is approx 1.5 miles from Eynsford station with services to London Blackfriars. Eynsford village features a primary school, a range of local shops including a newsagent, public houses and restaurants. The national motorway network can be joined at Junction 3 of the M25 and Junction 1 of the M20 which are approximately 4.7 miles away. They provide links to London, Channel Tunnel and the Kent Coast. Sevenoaks is 8.6 miles away with a comprehensive range of shops, schools and recreational facilities.

Eynsford itself is a picturesque village in the Sevenoaks district of Kent and is located in the historic Darenth Valley. It is famous for the ancient ford and hump-backed mediaeval bridge, which is still very much in use today, St Martins of Tours the 16th century village church, and Eynsford Castle to the north of the village. Eynsford Castle is one of the earliest Norman stonework defences in the country, and the castle and Roman Villa are within easy walking distance of the village centre as is the Lullingstone Country Park which provides stunning views over the valley. The nearby hop farm attracts visitors from all over the world with its beautiful lavender fields and farm shop selling local produce. Eynsford has a number of cosy pubs, restaurants and a tearoom by the ford. It also has an excellent primary school – The Anthony Roper Primary School.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			92
(92 plus) 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 & Wales			EU Directive 2002/91/EC















**Proposed Front Elevation**  
1 : 100



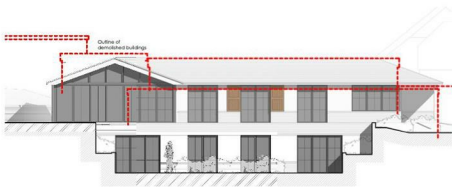
**Proposed Rear Elevation**  
1 : 100



**Proposed Front Elevation**  
1 : 100



**Proposed Right Flank Elevation**  
1 : 100



**Proposed Rear Elevation**  
1 : 100



**Proposed Left Flank Elevation**  
1 : 100



**Proposed Site Section**  
1 : 100

