



# JONATHAN HALL

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Eynsford Road, Eynsford, Kent, DA4 0BG

Price Range: £1,250,000 to £1,350,000

[jonathanhall.exp.uk.com](http://jonathanhall.exp.uk.com)





A well-presented substantial five/six bedroom detached property with an attached two bedroom bungalow/self-contained annexe with planning permission to separate the main property and the annexe into two separate dwellings, a large driveway, garage, a pleasant garden, the option of buying additional land and NO ONWARD CHAIN. Located in the heart of the historic and picturesque village of Eynsford, set in the beautiful Darent Valley, with lovely countryside walks, and local amenities including a mainline railway station with services to London, the popular Anthony Roper Primary School, churches, shops and several pubs. Swanley town centre, with its railway station (within the Oyster Zone), with services to London Bridge from 19 minutes, is 3.5 miles away, and the sought-after historic town of Sevenoaks is approximately 7 miles away.

## Summary

- Substantial Detached Property
- Spacious Two Bedroom Bungalow/Annexe
- Well-Presented & Spacious Accommodation
- Sitting/Dining Room, Kitchen/Breakfast Room
- Master Suite with Walk-in Wardrobe & Ensuite
- Five Further Bedrooms and Bathrooms
- Garage, Large Driveway, Pleasant Garden
- Located in Sought-After village of Eynsford
- NO ONWARD CHAIN
- Swanley Station to London from 19 Minutes

## Accommodation

Ground floor: entrance hall, with built-in cupboard; sitting room with unique log effect living flame gas fire and circular hood above, a large bow window and French doors leading to the garden, and open plan to the dining room and open plan to an inner hall with staircase to the first floor; kitchen/breakfast room with a lovely fitted kitchen comprising wall and base cupboards and drawers; granite worktops, sink with mixer tap, built-in dishwasher, Rangemaster cooker with a five burner gas hob, two ovens and grill; built-in microwave, large American style fridge/freezer and space for washing machine in the kitchen area and a wood burning stove in the breakfast room area and door to a courtyard; two bedrooms and two bathrooms both with a bath, WC and washbasin.

First floor: part galleried landing; principal bedroom with walk-in wardrobe and ensuite shower room with a shower cubicle, WC, washbasin; three further bedrooms, and a shower room with a shower cubicle and WC.

Bungalow/Annexe: entrance hall, sitting/dining room; kitchen with wall and base cupboards, worktops, sink, cooker with double oven and electric hob, two bedrooms and a bathroom comprising bath with power shower over, WC and washbasin.

## Outside

There is a large driveway with electric gates, providing substantial parking leading to a garage (with planning permission to extend into the bank to make a double garage). There is a delightful garden which is mainly laid to lawn and mature shrubs and trees, and a paved terrace. Our client has informed us that they are willing to sell an additional plot of land measuring approximately 126 ft x 36 ft, which is mainly laid to lawn, via separate negotiation which could in turn create rear vehicular access from Priory Lane.

## Agents Note

The property is freehold and in council tax band G, and the annexe is band B, and benefits from Amtico flooring, double glazing, gas central heating and mains gas, electric, water and drainage. Our client has informed us they have planning permission to separate the main property and the annexe into two separate dwellings.







## Location

The property is situated in the sought-after historic and picturesque village of Eynsford, with its pretty bridge and ford, river, castle, The Castle Hotel pub, The Malt Shovel Pub, The Five Bells pub, The Plough pub, churches, village store, newsagents, butcher, cricket club, popular primary school and railway station.

The sought-after historic village of Farningham with its Indian restaurant, The Lion Hotel restaurant and pub, the Chequers pub, the Pied Bull pub, church, a day nursery, a doctors' surgery, two garages, a petrol station with a convenience store and a cricket club is approximately 0.7 miles away

Access to the M25, the M20 and the A20 can be found within 2.5 miles.



There are lovely walks along the River Darent, at Farningham Woods Nature Reserve and at Lullingstone Country Park. There are several local golf clubs, including The Darent Golf Club in Shoreham, Knole Park Golf Club in Sevenoaks, Wildernes Golf Club in Seal and The London Golf Club in Ash.

Swanley town centre, with its shops, supermarkets and railway station, serving London Bridge (from 19 minutes), Charing Cross (from 30 minutes) and Victoria (from 31 minutes), is approximately 3.5 miles away.

The highly sought-after town of Sevenoaks, with its excellent shopping, schools and recreational facilities, is approximately 7 miles away.

Bluewater shopping centre is 7 miles away.

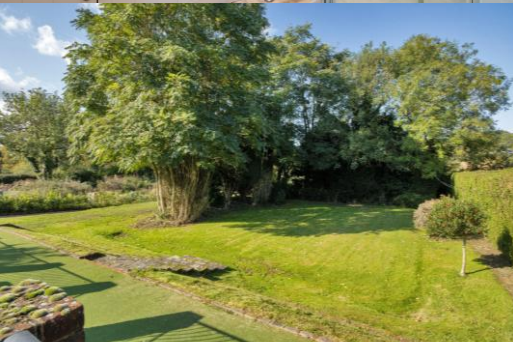


*A well-presented substantial five/six bedroom detached property with a two bedroom bungalow/self-contained annexe, a large driveway, garage, a pleasant garden and NO ONWARD CHAIN; in the sought-after picturesque village of Eynsford.*

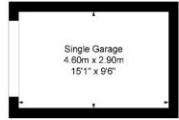












Garage

**Main House - Gross Internal Area : 246.0 sq.m (2647 sq.ft.)**  
**Garage Area : 13.0 sq.m (144 sq.ft.)**  
**Annex Area : 79.0 sq.m (851 sq.ft.)**

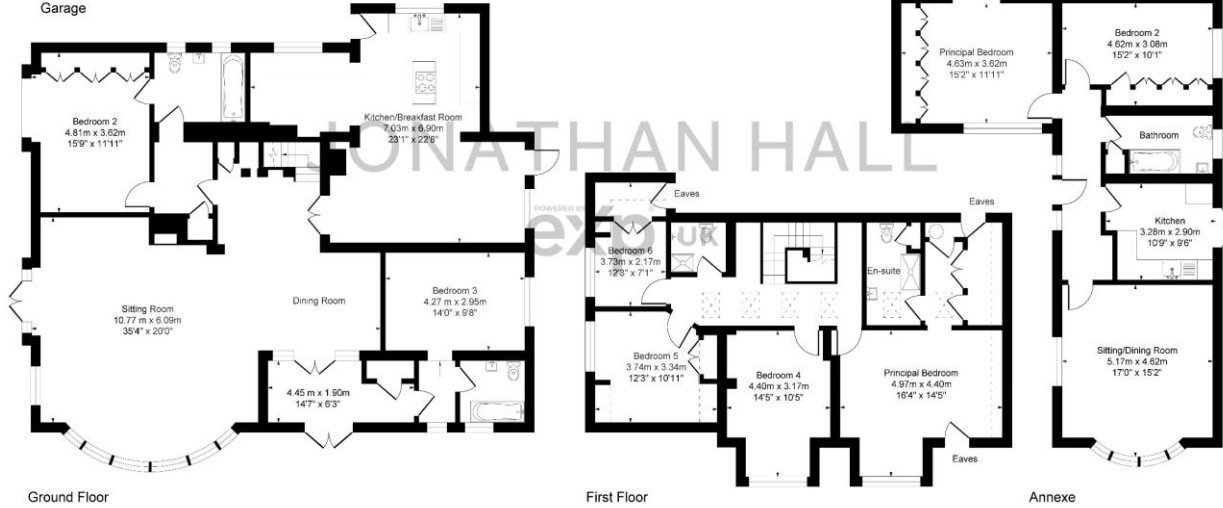
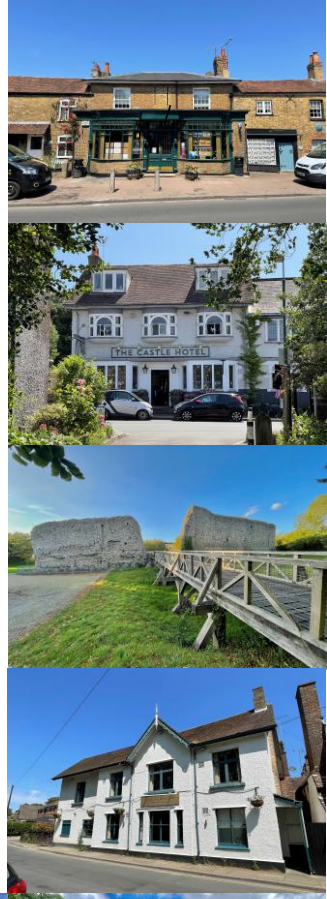


Illustration for identification purposes only, measurements are approximate, not to scale.



1) These particulars do not constitute an offer or contract or part of one and must not be relied upon as statements or representations of fact; and we have no authority to make or give any representation or warranties in relation to the property. 2) These particulars have been prepared in good faith and to be used as a general guide. They are not exhaustive and include information provided to us by other parties including the seller, of which may not have been verified. 3) The measurements, areas, distances, orientation and floor plans are approximate and should not be relied on. The text, floor plans and photographs are only for guidance and are not necessarily comprehensive. The photographs may not be current and certain aspects may have changed since the photographs were taken. 4) It should not be assumed that the property has all necessary planning, building regulation or other consents. 5) We have not tested any services, appliances or fittings. 6) Purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	53	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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