



**15 St. Martins Drive**  
Eynsford, DA4 0EY Freehold

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Price Guide £1,250,000

**This impressive five bedroom detached family home offering charm and character is located in a sought after road in the popular village of Eynsford within easy walking distance to train station, shops, schools and country walks.**

### Overview

- Reception Hall With Beautiful Curved Staircase
- Large Drawing Room With Electric Shutters
- Dining Area
- Poggenphol Fitted Kitchen
- Five Bedrooms
- Study/Family Room
- En-suite & Family Bathrooms
- Large Garage With In/Out Roller Doors
- Beautifully Maintained & Established Gardens
- Sought After Location

### Property Description

This property offers spacious and well proportioned accommodation throughout with established and well maintained gardens. An entrance lobby with a small cloakroom leads through to a spacious reception hall with a beautiful curved staircase leading to the first floor. The sitting room is at the front left side of the property with a large split level drawing room with dining area with sliding doors leading to the rear garden which are fitted with electric shutters. A door provides internal access to the large garage. The study is a generous size and could act as a third reception room if required. The kitchen to the rear of the property is fitted with a range of Poggenphol wall and base units with granite work surface, induction hob, electric oven and grill, plumbing for dishwasher, integrated fridge and microwave. A utility room is also fitted with Poggenphol units with matching granite work surface and washing machine completes the ground floor.

The first floor has a generous landing with access to the five bedrooms and family bathroom. The master bedroom has fitted wardrobes and a Juliet balcony with electric shutters and lovely views over the countryside to the rear. Adjacent is an en-suite bathroom with sunken bath and separate shower. There are a further four bedrooms and a family bathroom with four piece suite to include bidet.



The grounds are well maintained with lawn, flower and shrub borders to the rear, further screened lawned area which has a second driveway access from Station Road. To the front is a paved in and out drive with lawn, flower and shrub borders. There is a large garage which has been used to store a boat and has electric roller doors to the front and rear.

#### Location

Situated in the sought-after area of Eynsford, this property enjoys the best of both worlds: a quiet, residential location with easy access to local amenities. The train station is just a short walk away, making commuting to central London or nearby areas quick and convenient. The picturesque Eynsford River is also nearby, providing a lovely spot for leisurely walks, picnics, or simply enjoying nature. The

surrounding area is known for its charming village feel, with a selection of local shops, cafes, and schools, all within close proximity. The property's location within the desirable village of Eynsford makes it an excellent choice for families, as it offers a safe and welcoming community atmosphere while still being close to the conveniences of modern life. Whether you are looking for outdoor adventures or local shopping, everything is right at your doorstep. This is a perfect opportunity for those seeking a peaceful, spacious home in a thriving area that's well connected to major transport routes.

#### Viewing Arrangements

Viewings are strictly by appointment only via Kings.

#### Directions

From our Kings Borough Green office: follow A227 to

London Rd/A20, head north towards Western Rd/A227, turn left onto Western Rd/A227, at the roundabout, take the 3rd exit and stay on Western Rd/A227, continue to follow A227, follow A20 to Eynsford Rd/A225 in Farningham, at the roundabout, take the 2nd exit onto London Rd/A20, at the roundabout, take the 1st exit and stay on London Rd/A20, at the roundabout, take the 1st exit and stay on London Rd/A20, continue to follow A20, continue on A225. Drive to St Martins Dr in Eynsford, turn left onto Eynsford Rd/A225, continue to follow A225, slight left onto Station Rd, turn left onto Eynsford Rise, turn left onto St Martins Drive. What3words location finder: [///dates.ropes.over](https://www.what3words.com/locations/overdates.ropes)

#### Notes To Buyers

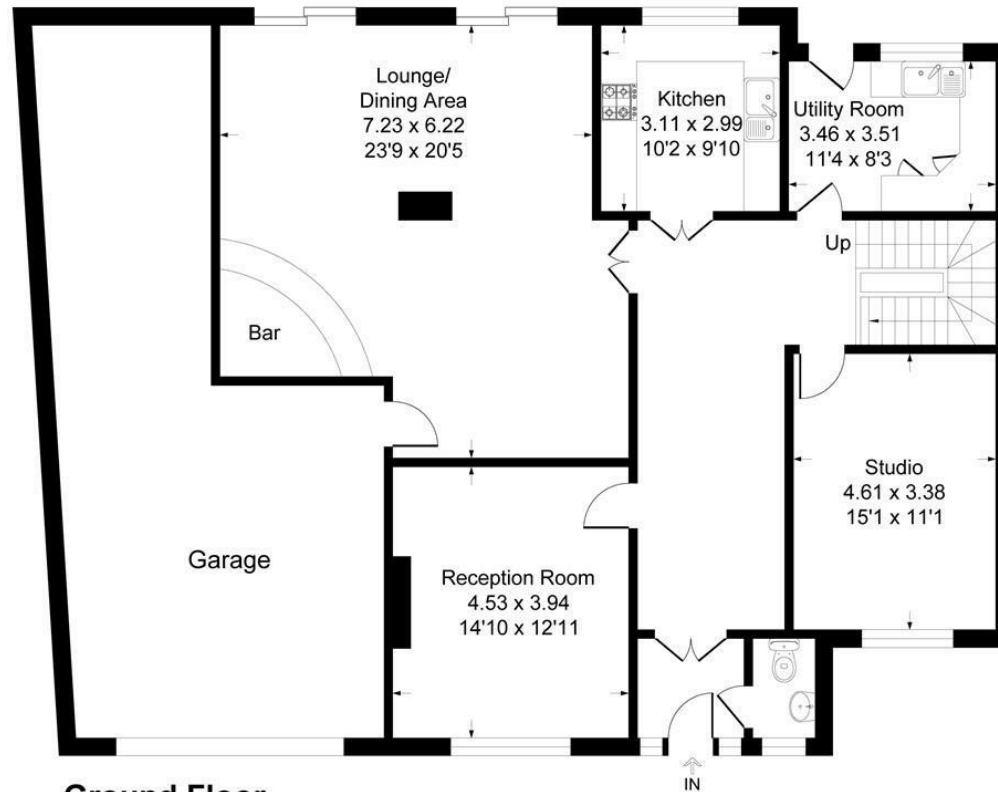
The property has mains supply for water, drainage, gas, and electricity. Council tax band G. The local council is Sevenoaks. EPC rating D.



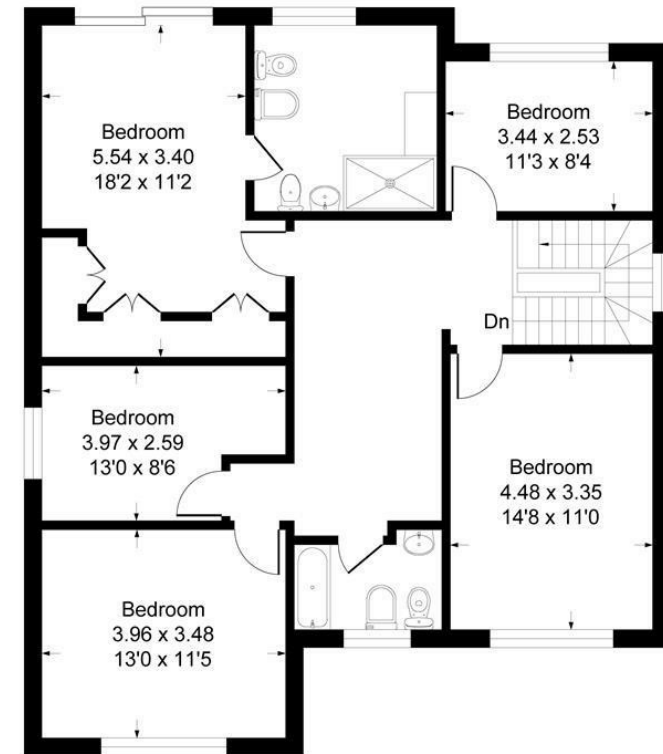
# Martins Drive, DA4

Approximate Gross Internal Area 237.7 sq m / 2559 sq ft  
(Excluding Garage)

Garden  
45.00 (147'8)  
(Approx)



**Ground Floor**



**First Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Produced By Planpix

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