



**Price**  
**£750,000**

**Freehold**

5x  2x  2x 

**Primrose Cottage,  
Riverside, Eynsford,  
Kent, DA4**

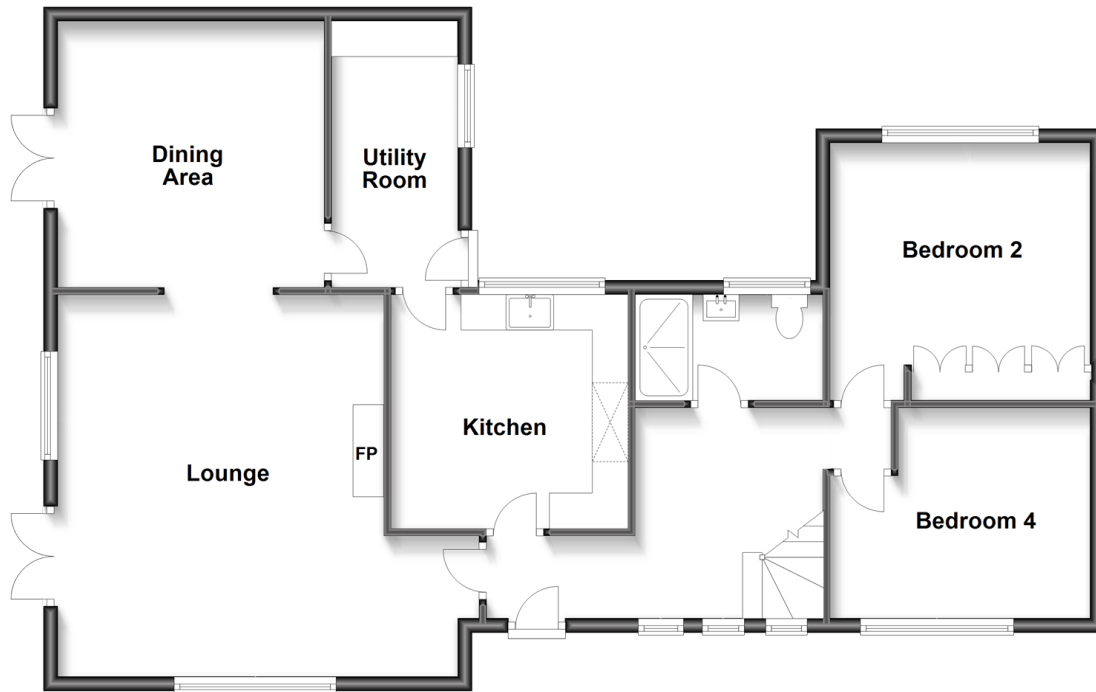
**OVER 60?**

Secure this property  
for up to **59% less!**

*Wards*  
Helping you move forwards

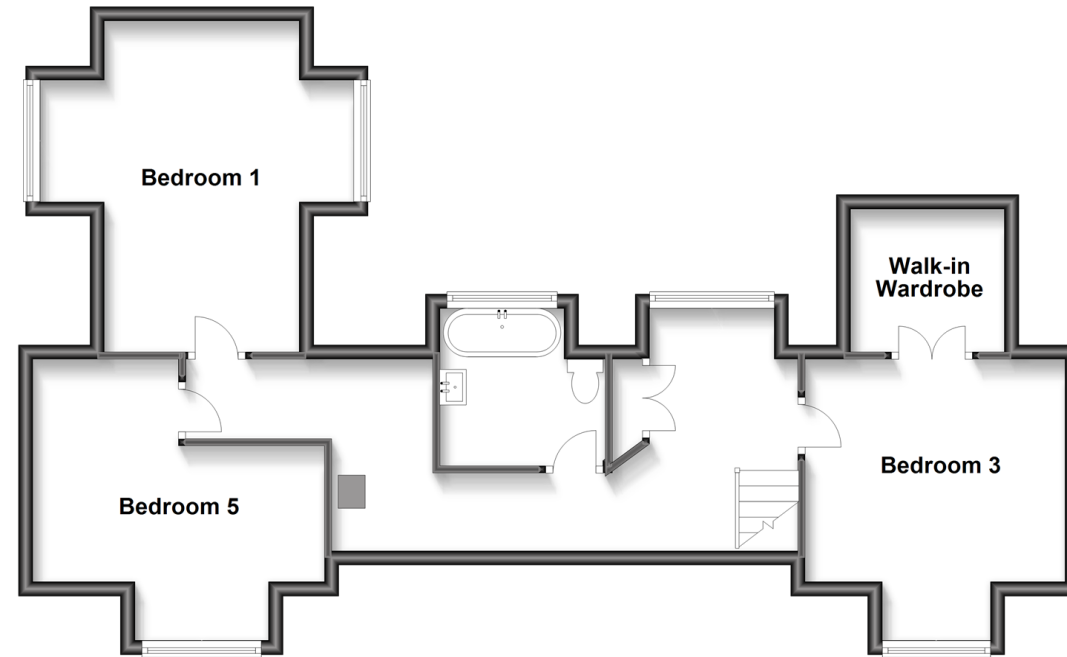
## Ground Floor

Approx. 98.5 sq. metres (1060.7 sq. feet)



## First Floor

Approx. 68.9 sq. metres (741.1 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge: 18'2 x 17'7 (5.54m x 5.36m)

Dining Area: 12'2 x 12'1 (3.71m x 3.69m)

Utility Room: 12'2 x 5'2 (3.71m x 1.58m)

Kitchen: 10'8 x 10'6 (3.25m x 3.20m)

Bedroom 2: 11'9 x 11'9 (3.58m x 3.58m)

Bedroom 4: 11'9 x 9'7 (3.58m x 2.92m)

Shower Room: 7'9 x 4'9 (2.36m x 1.45m)

### FIRST FLOOR

Landing

Bedroom 1: 15'2 x 8'7 (4.63m x 2.62m)

Bedroom 3: 11'9 x 10'2 walk-in wardrobe  
(3.58m x 3.10m)

Walk-in Wardrobe

Bedroom 5: 11'8 maximum (3.56m) x 10'0  
(3.05m) narrowing to 8'6 (2.59m)

Bathroom: 7'6 x 7'1 (2.29m x 2.16m)

### OUTSIDE

Driveway

Front Garden

Rear Garden



## Main features

- Unique and charming detached house with original features
- 5 versatile bedrooms
- Idyllic village location with countryside walks
- Short walk to Eynsford station and Anthony Roper School
- Gated private parking (for 1 car) and additional parking on private road



### Nearest Schools

Primary Schools: The Anthony Roper Primary 0.3 miles, Shoreham Village School 2.7 miles, Crockenhill Primary 2.8 miles

Secondary Schools: Parkwood Hall School 2.5 miles,



### Transport Information

Train Stations: Eynsford 0.6 miles, Shoreham 2.9 miles, Farningham Road 3.0 miles



### Address

Primrose Cottage, Riverside, Eynsford, Kent, DA4



### Directions

For directions to this property please contact us.



**Wards**  
Helping you move forwards

Call Eynsford Branch 01322 862844 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

<b>EPC RATING</b> Lightbulb icon   0000	<b>CURRENT:</b> E(40)	<b>POTENTIAL:</b> D(60)
--	--------------------------	----------------------------

12515452/20240920/MC/SJ