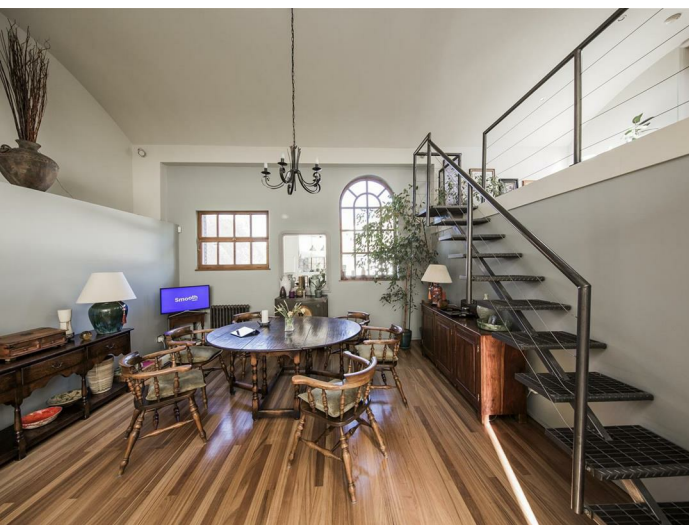




Ibbett Mosely

The Old School, Station Road,  
Eynsford, DA4 0ER





## The Old School, Station Road, Eynsford, DA4 0ER

**A CONVERTED SCHOOL DATING BACK TO 1850's WHICH HAS BEEN TRANSFORMED INTO A STYLISH AND SPACIOUS HOME WHICH MUST BE VIEWED TO BE FULLY APPRECIATED - £850,000**

- Master Bedroom with En Suite Shower Room
- 2 Further Bedrooms
- Mezzanine Floor with further Bedroom & Dressing Room/Home Office
- Sitting Room
- Dining Room
- Kitchen
- Family Bathroom
- Attractive Courtyard Garden
- Off Road Parking
- Walking distance to station and local amenities

A CONVERTED SCHOOL DATING BACK TO 1850 WHICH HAS BEEN TRANSFORMED INTO A STYLISH HOME WHICH MUST BE VIEWED TO BE FULLY APPRECIATED - £850,000

### DESCRIPTION

As Sole Agents we are delighted to be able to present this quite unique property sitting in the very heart of the village. Previously a village infant school dating back to 1850 The School House has now been tastefully converted with immense attention to detail into a stylish property offering flexible accommodation. A light and airy Sitting Room looks out onto an attractive courtyard garden and leads through into a well designed Kitchen fitted with a comprehensive range of units and integrated appliances. Step up to an impressive Dining Room. The Master Bedroom has an En Suite Shower Room and there is a further Bedroom and Family Room leading off from the Sitting Room. A true feature of the property is a metal staircase leading from the Dining Room up to a mezzanine floor with two further rooms which, in our opinion would be ideal for a teenager wanting their own space in the house or a

for those working from home, a Home Office. The Courtyard Garden offers a perfect setting for outdoor entertaining. We recommend early viewing of this most unique property to fully appreciate all that it offers.

### LOCATION

The property sits within the very heart of the village. Eynsford has a thriving village community, many period properties, castle ruins, local shops, churches, restaurants, village general store and butcher. Close by is the highly regarded Anthony Roper school. Sitting at the foot of the picturesque Darent Valley. Eynsford Station is close by offering services to London on the Victoria/Blackfriars line. There is a bus service to a number of Secondary and Grammar schools and there are a number of activities available to all age groups in the village. For those who enjoy outdoor pursuits many walks and a golf course close by. Almost 7 miles away is the popular Bluewater Complex offering a wide range of shopping facilities, sports/cinema and restaurants. There is easy access to the M25 and M20 motorways and Sevenoaks Town Centre is only a few miles away with a wide range of

shops, restaurants, cinema/theatre complex and a mainline station with fast services to London on the Charing Cross/Cannon Street line taking about 30 minutes....

#### ENTRANCE

Through solid wood door into:

#### ENTRANCE HALL

Window to side. Slate tiled floor. Radiator

#### CLOAKROOM/WC

Small window to side. Wash hand basin. WC. Wall mounted boiler for central heating and hot water system. Slate tiled floor.

#### SITTING ROOM

Double glazed patio doors and windows looking out into the Courtyard Garden. Cast iron multi fuel burning stove. Television point. Wood floor. Two radiators. Archway leading off to:

#### FAMILY ROOM/BEDROOM

Window to front. Wood floor. Radiator.

#### BEDROOM

Window to front. Wood floor. Radiator. Down lighting

#### BATHROOM

Suite comprising: Roll top bath, wash hand basin and wc Heated towel rail. Tiled floor. Attractive mirrored wall. Down lighting.

#### KITCHEN

Window to rear. Comprehensive range of shaker style units with quartz work surfaces over. Farmhouse sink with mixer tap. Two built in ovens. 4 ring gas hob with extractor over. Integrated washing machine and dishwasher. Integrated American style fridge/freezer. Central Island with cupboards under. Step up to:

#### DINING ROOM

Two attractive windows to front. Wood floor. Metal staircase leading to Mezzanine floor.

#### MASTER BEDROOM

Two windows to front and window to rear. Range of fitted wardrobes to one wall. Wood floor. Glass door leading to:

#### EN SUITE SHOWER ROOM

#### MESSANINE FLOOR

#### LANDING/STUDY

Velux window. Down lighting.

#### BEDROOM

Two velux windows. Fitted wardrobe. Radiator.

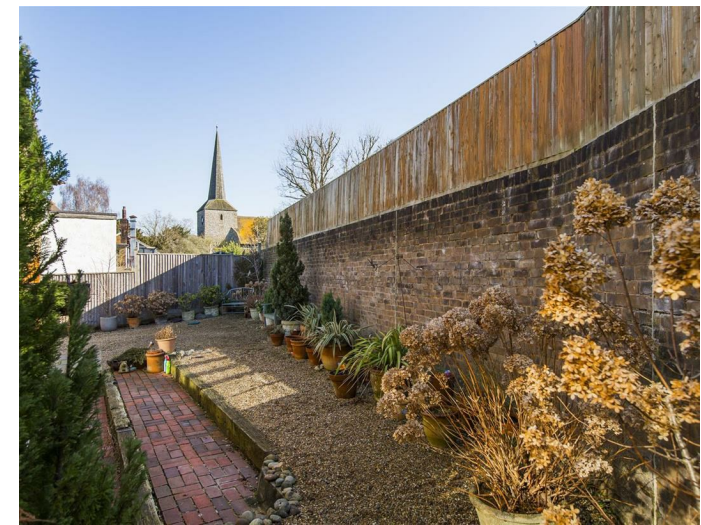
#### OUTSIDE

#### FRONT

Steps up to entrance. Shingled parking to the side.

#### REAR

Attractive shingled Courtyard Garden providing a perfect setting for outdoor entertaining. Timber gate to front.





EPC Rating- E



Approx. Gross Internal Area 1963 ft<sup>2</sup> ... 182.4 m<sup>2</sup>

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

Otford 01959 522164

Offices at - BOROUGH GREEN - OTFORD - SEVENOAKS - SOUTHWARK  
TONBRIDGE - WESTMINSTER - WESTERHAM - WEST MALLING

[www.ibbettmosely.co.uk](http://www.ibbettmosely.co.uk)

IMPORTANT - Ibbett Mosely, for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) these particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Ibbett Mosely, has any authority to make or give any representation or warranty whatever in relation to this property ver 3.0.

...a name you can trust  
offices in Kent and London