



Ibbett Mosely

24 Bower Lane, Eynsford, Dartford, DA4  
0HW





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**AN EXCEPTIONAL FAMILY HOME PRESENTED TO A HIGH SPECIFICATION WITH STUNNING UNINTERRUPTED VIEWS OVER OPEN COUNTRYSIDE - Offers Invited in the region of £565,000**

- 2 Bedrooms
- Bath/Shower Room
- Beautiful Rear Garden with Sun Terrace
- Stunning views over open countryside.
- Sitting/Dining Room
- Separate WC
- Summerhouse/Home Office
- Kitchen
- Conservatory
- Separate Small Vegetable Garden

AN EXCEPTIONAL FAMILY HOUSE LOOKING OVER OPEN COUNTRYSIDE AND CLOSE TO VILLAGE CENTRE - Offers Invited in the Region of £565,000

### DESCRIPTION

As Sole Agents we are delighted to present this really exceptional property. The location could not be more perfect sitting a short distance from the heart of the village and looking out over open countryside. The property has been a much loved home which has been extremely well maintained. The Open Plan Sitting/Dining Room and Family Shower/Bathroom are arranged on the Ground Floor with 2 Bedrooms and a Separate WC on the first floor. The light and airy Conservatory leads out onto a Sun Terrace providing a perfect location for outdoor entertaining. The rear garden is mainly laid to lawn with pathway down to an attractive Summerhouse/Home Office, just ideal for those working from home. A timber gate leads into a small vegetable garden. In our opinion this property offers so much particularly those who wish to locate in popular village such as Eynsford but can enjoy and look out each day onto beautiful open countryside. Due to relocation our vendor has reduced the price and would welcome offers in the region of £565,000.

### LOCATION

The property sits within a short distance from 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 Darenth 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.

### FRONT

Steps leading down to entrance with paved pedestrian



pathway to front. Lawn to side. Timber gate leading to rear garden.

### ENTRANCE

Through double glazed porch into:

### ENTRANCE HALL

Staircase to first floor. Under stairs cupboard. Tiled floor. Door leading to:

### FAMILY SHOWER/BATHROOM

Suite comprising: Panelled Bath/Shower & screen. Vanity unit with wash hand basin inset. WC. Down lighting. Tiled floor.

### OPEN PLAN SITTING/DINING ROOM

Double glazed window to front. Radiator enclosed in cabinet. Gas fire set into chimney breast. Television point. Timber flooring. Bi-fold fitted doors to Conservatory.

### KITCHEN

Double glazed window to rear and side.. Comprehensive range of shaker style wall and base units with butchers block work surface over. Butler sink with mixer tap. Space and plumbing for washing machine. Space for American style fridge/freezer and dishwasher. Built in double oven with 4 ring induction hob inset and extractor over. Tiled floor. Down lighting.

### FIRST FLOOR

### LANDING

Double glazed window to side Vertical radiator.

### BEDROOM

Double glazed window to front and rear. Built in wardrobe with matching bed side cabinets. Television point. Radiator enclosed in cabinet.

### BEDROOM

Double glazed window to rear and side. Radiator enclosed in cabinet.

### SEPARATE WC

Small window. WC. and wash hand basin. Heated chrome towel rail.

### CONSERVATORY

Fully glazed surround with patio door leading out to sun terrace. Tiled floor. Radiator enclosed in cabinet.

### SUN TERRACE

Decked sun terrace providing a perfect spot to sit and enjoy the surrounding countryside. Step down to rear garden.

### PAVED PATIO

Paved patio area.

### REAR GARDEN

Mainly laid to lawn surrounded by a variety of mature shrubs and trees. Pathway leading down to:

### SUMMERHOUSE/HOME OFFICE

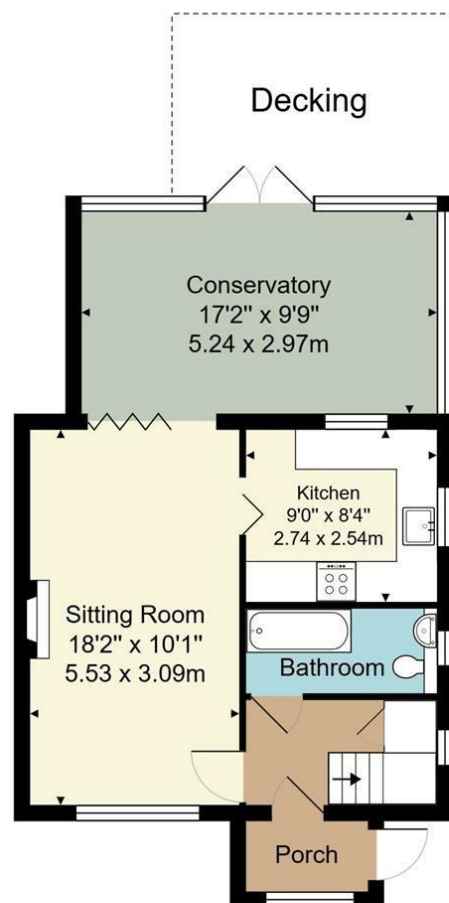
Double doors and windows to rear and side. Pine interior. Laminate floor. Light and power.

### SMALL VEGETABLE GARDEN

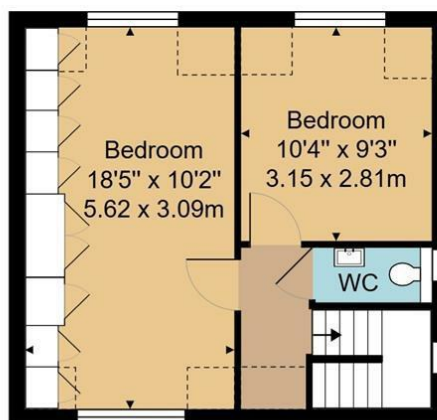
Through timber gates into a small vegetable garden. Two timber sheds.



## EPC Rating-



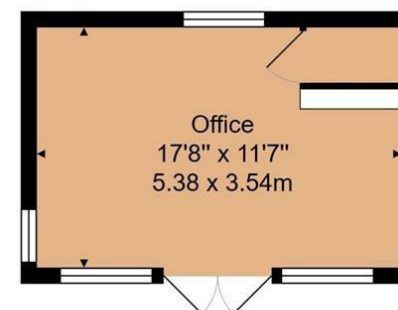
**Ground Floor**



**First Floor**

House Approx. Gross Internal Area  
926 sq. ft / 86.1 sq. m

Outbuilding Approx. Internal Area  
205 sq. ft / 19.0 sq. m



**Outbuilding**

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

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