

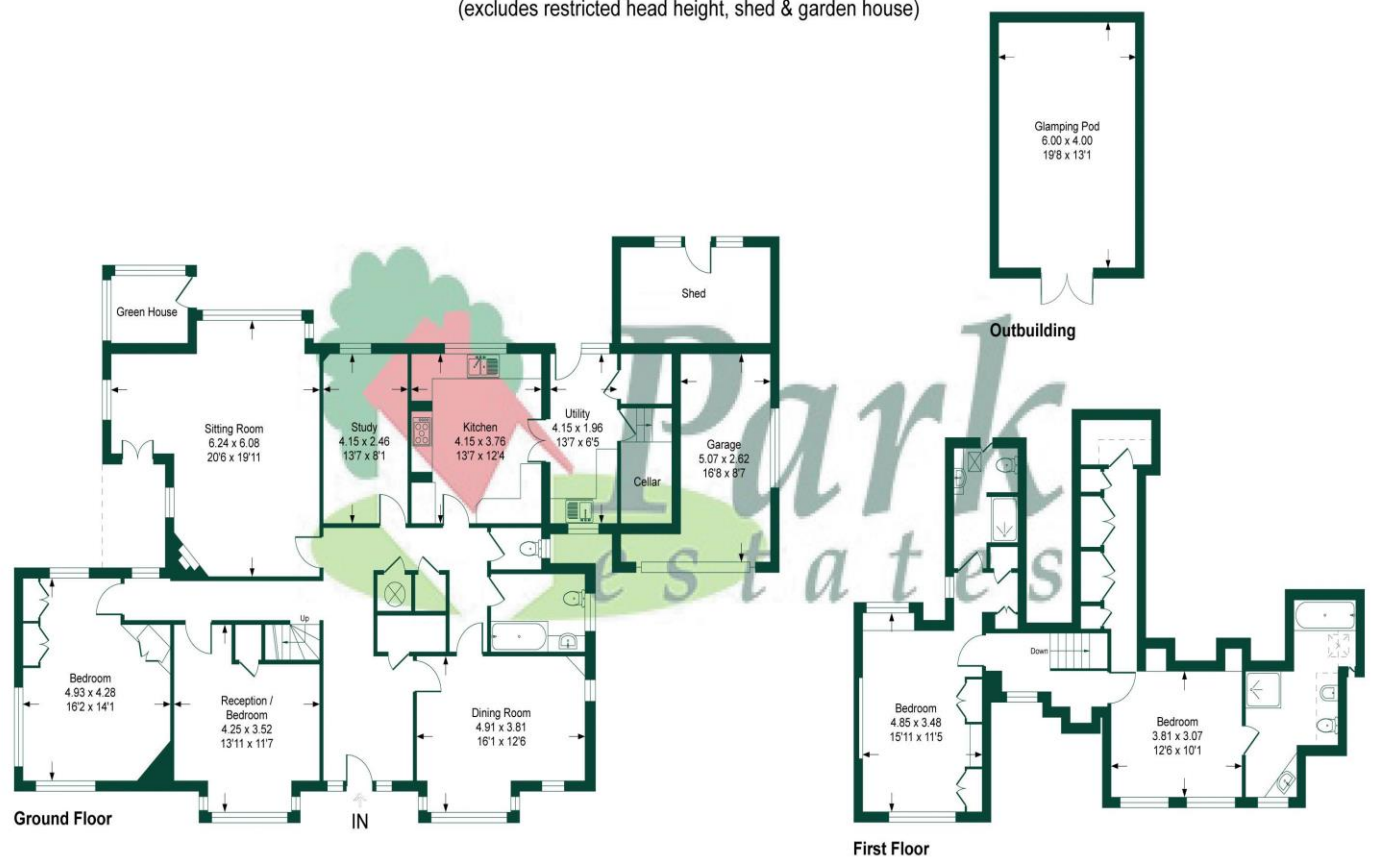


= Reduced headroom

Sparepenny Lane, DA4

Approximate Gross Internal Area = 226 sq m / 2432 sq ft
 Approximate Garage Internal Area = 14 sq m / 156 sq ft
 Approximate Outbuilding Internal Area = 24 sq m / 257 sq ft
 Approximate Total Internal Area = 264 sq m / 2845 sq ft
 (excludes restricted head height, shed & garden house)

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		65 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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

'The Cottage' is an exceptional detached residence of potential situated in a truly exceptional setting with uninterrupted countryside views. The accommodation is arranged over two floors with a sitting room, dining room, study, family room/further bedroom and a bathroom and to the first floor there are two further bedrooms both with ensembles and one with a wardrobe area. Situated in extensive formal gardens of approximately 1 acre which includes mature planting, lawns, patio area and a garden room. Situated close to Eynsford Village and station plus popular grammar, academy and the highly regarded Anthony Roper School. 'The Cottage' is only 2nd time on market in more than 40 years and is a wonderful opportunity to create a lovely family home. Your earliest viewing would be very highly recommended.

Local Authority: Sevenoaks

Council Tax Band: G

