

# Fairways

Eynsford, Dartford, Kent





## A stunning contemporary home set in 20.45 of private acres in Eynsford, Kent, with luxury interiors, sweeping views, equestrian facilities and a swimming pool.

Eynsford station 1.4 miles, Shoreham Village 3.9 mile, Farningham Road Station 4.9 miles, Swanley 5.3 miles  
 Otford 5.5 miles, Sevenoaks 9.2 miles, Ebbsfleet International station 10 miles  
 (All distances and times are approximate)

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7      2      7      20.9 acres

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### Summary of accommodation

**Ground Floor:** Entrance hall | WC | Sitting room | Kitchen/dining room

**Lower Ground Floor:** Workshop | Gym | Principal bedroom with dual bathrooms | Five bedrooms with en suites | Further bedroom | Utility room

**Outside:** Garaging | Tractor store | Grooms room | Tack room | Stables | Terrace | Swimming pool

Approx. 6,181 sq ft, in all 20.9 acres



## Fairways

Set within approximately 20.45 acres of idyllic Kent countryside, Fairways is a truly unique property that seamlessly blends rich heritage with striking contemporary design. Historically, Austin Lodge Golf Club the property has been completely reimagined into an exceptional private estate, offering a lifestyle of luxury and a expansive rural setting.

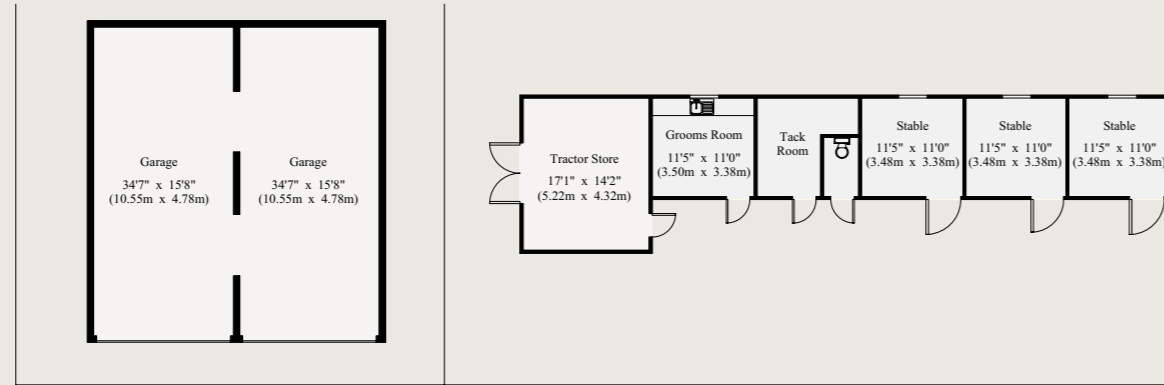
Accessed via a private gates and a long driveway, Fairways enjoys a beautifully remodelled exterior and a thoroughly reconfigured and modern interior finish. The ground floor is defined by its vast open-plan layout. The impressive open plan living space combines the kitchen, dining, and living area, all flowing effortlessly to the outdoors via floor to ceiling full-width sliding doors. These open directly onto the expansive sun terrace with sweeping views over the gardens and the rolling hills beyond. Adjoining this space you will find the snug/family room. The spacious entrance hall, and a well-appointed cloakroom further complement the living space and complete this floor.



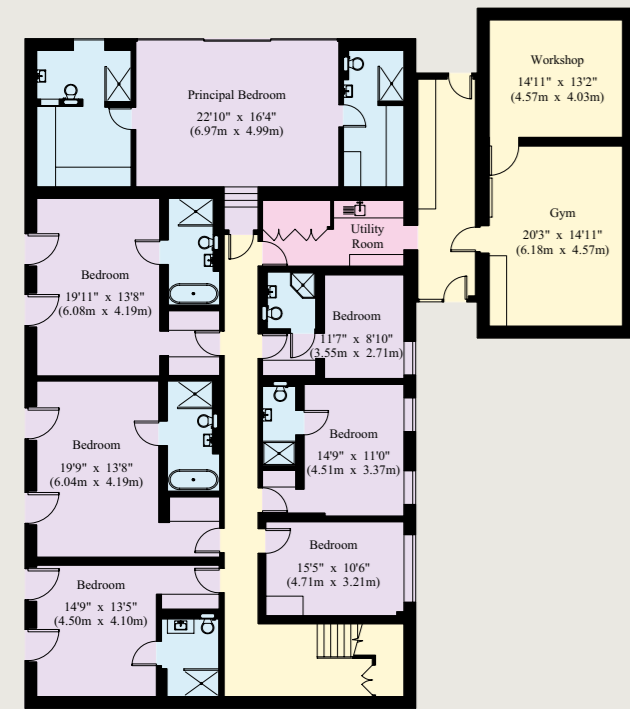


# FLOOR PLAN

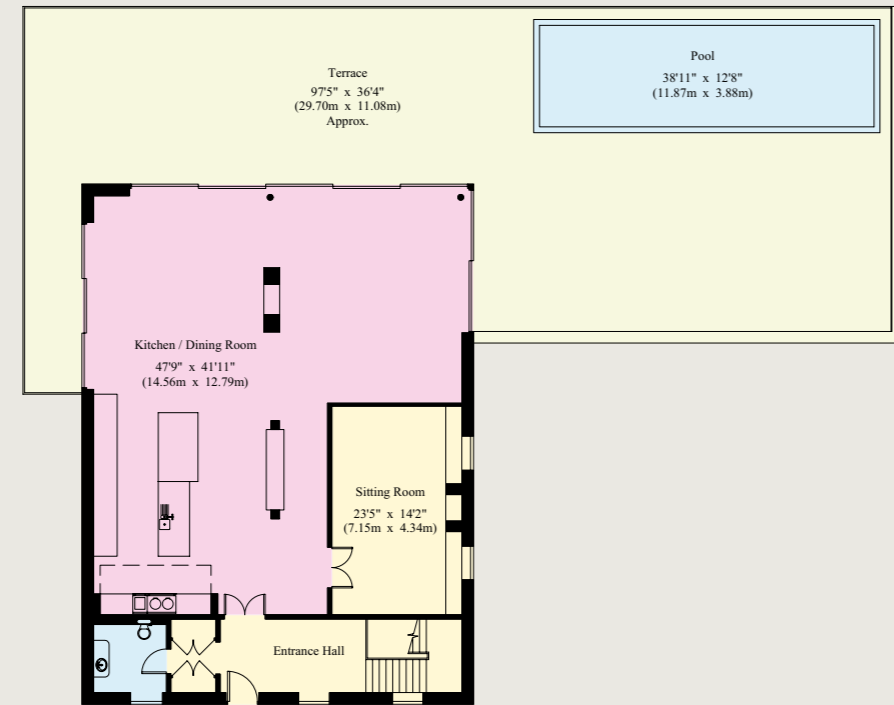
Approximate Gross Internal Floor Area  
 House: 574.3 sq.m (6181 sq.ft.)  
 Garage: 103.5 sq.m (1114 sq.ft.)  
 Stable Block: 82.8 sq.m (891 sq.ft.)



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Lower Ground Floor



Ground Floor

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

# LIVING SPACE



The lower ground floor is home to seven bedrooms, six of which are private suites, each with stylish and well appointed en suite bathrooms. The seventh bedroom is currently used as a nursery/study. The principal suite is a true retreat, with fantastic views, two luxurious en suites, and dual dressing rooms and a private terrace. This floor also houses a large utility room leading to a gym, workshop, and plant room.



## Gardens and Grounds

Outside, Fairways truly comes into its own. The expansive sun terrace overlooks the gardens and far reaching views. The terrace also benefits from a swimming pool, pergola, seating and dining area perfect for outside entertaining. The grounds extend into beautifully maintained gardens, fenced paddocks, and scenic fields. Equestrian facilities include three stables, a tack room, grooms room, a manège, tractor store, and a spacious double garage, with space to fit four cars.





## Location

Situated in picturesque rural position at the head of a long private driveway. Whilst in an idyllic private position the property is only a short drive away from Eynsford station with services to London Blackfriars, London Victoria & London Waterloo. Eynsford village benefits from a primary school, a range of local shops including a newsagent, public houses and restaurants.

The national motorway network can be joined at Junction 3 of the M25 and Junction 1 of the M20 which are approximately 4.7 miles away. They provide links to London, Channel Tunnel and the Kent Coast. Sevenoaks is 8.6 miles away with a comprehensive range of shops, schools and recreational facilities.

The area is also renowned for its excellent range of private and state schools, including Sevenoaks School, Tonbridge School, St Michael's, Russell House, Sevenoaks Prep, New Beacon and Dartford Grammar.

## Property Information

### Services

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### Tenure

Freehold

### Local Authority

Sevenoaks District Council

### Council Tax

Band XXX

### EPC Rating

XX

### Directions

Postcode: DA4 0HU

What3words: ///

### Viewings

Viewing is strictly by appointment through Knight Frank.





**Knight Frank Sevenoaks**

113-117 High Street  
Sevenoaks  
TN13 1UP

**Matthew Hodder-Williams**

01732 744460  
matthew.hodder-williams@knightfrank.com

**Knight Frank Country Department**

55 Baker Street  
London  
W1U 8AN

**Edward Rook**

020 7861 5115  
edward.rook@knightfrank.com

**Knight Frank Country Department**

55 Baker Street  
London  
W1U 8AN

**Oli Streeter**

020 3967 7176  
oliver.streeter@knightfrank.com

[knightfrank.co.uk](https://www.knightfrank.co.uk)

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