



Shoreham Road, Eynsford, Dartford, DA4 0HX

Guide Price £1,500,000

Jack Charles
Estate Agents

Sales & Lettings

Shoreham Road, Eynsford,
Dartford, DA4 0HX

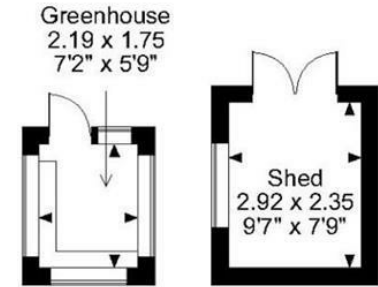
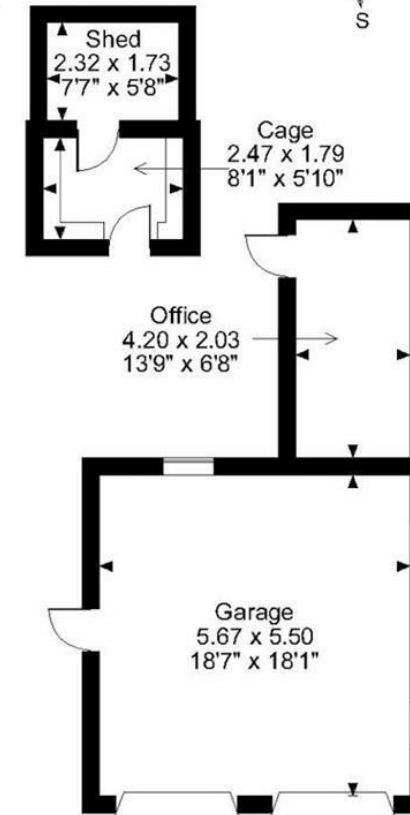
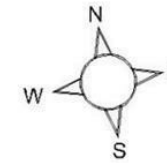
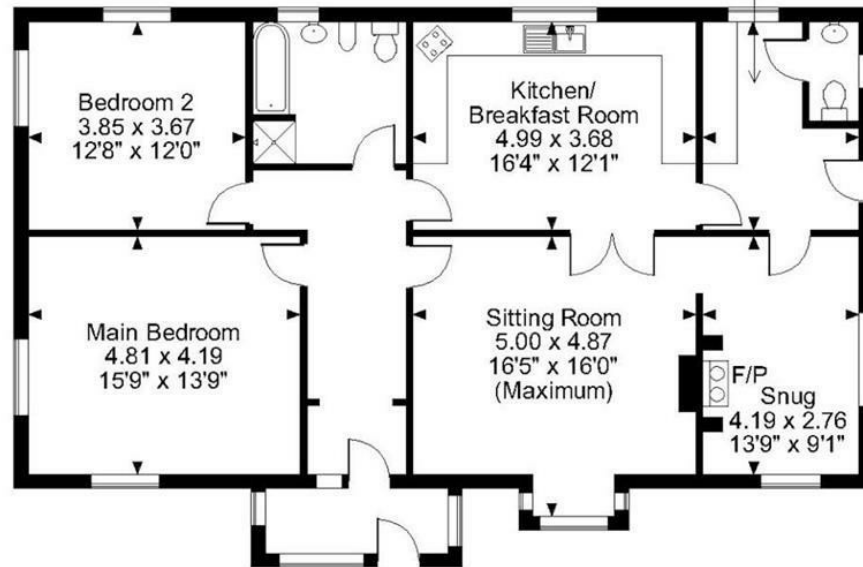
FLOORPLAN: Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.

- Detached House Plus Building Plot
- Existing Bungalow With Huge Potential To Extend
- Permission For Large Contemporary Two Storey Home
- Amazing Farmland Views
- Perfect For Dual Living
- Total plot Approx 2 Acres TBV

Shoreham Road, Eynsford
Approximate Gross Internal Area
Main House = 1321 Sq Ft/123 Sq M
Garage = 336 Sq Ft/31 Sq M
Outbuildings = 529 Sq Ft/49 Sq M



Utility
3.65 x 2.76
12'0" x 9'1"
(Maximum)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8517020/LCO

Jack Charles
Estate Agents

Sales & Lettings

6 London Road
Tonbridge Wells
Kent TN11 1DQ
Tel: (01892) 621 721

191 High Street
Tonbridge
Kent TN9 1BX
Tel: (01732) 75 75 80

E-mail: info@jackcharles.co.uk
www.jackcharles.co.uk

Important Notice:
 These property details are intended to give a fair description and give guidance to prospective Purchasers/Tenants. They do not constitute an offer or contract of Sale/Tenancy and all measurements are approximate. While every care has been taken in the preparation of these details neither Jack Charles Property Services Ltd nor the Vendor/Landlord accept any liability for any statement contained herein. Jack Charles Property Services Ltd has not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. We advise all applicants to commission the appropriate investigations before Exchange of Contracts/entering into a Tenancy Agreement. It should not be assumed that any contents/furnishing, furniture etc. photographed are included in the Sale/Tenancy, nor that the property remains as displayed in the photographs. No person in the employment of Jack Charles Property Service Ltd has authority to make or give any representation or warranty whatever in relation to this property.

To Be Sold

A wonderful opportunity to purchase a well presented Detached Bungalow offering great potential to extend and a building plot with permission for a approx 4000 Sq ft detached contemporary two storey family home with stunning elevated views over the farmland and rolling hills beyond. The total plots extends to approximately 2 acres.

The existing detached Bungalow stands in its own grounds which are predominately to the front of the property and incorporate a newly purchased parcel of land for the intention of moving the proposed access to the building plot further away from the bungalow for the purposes of even more privacy and enjoying addition land / garden.

The bungalow itself, we believe, subject to planning could be extended to the rear but also into the roof space. It currently has two bedrooms, sitting room, study / snug, kitchen, family bathroom and a separate utility room with a cloakroom/WC. Outside there is a detached double garage with a studio office attached to the rear of it. There is a rear garden and seating area and ample space to the front including a drive way for several cars and a large garden.

The building plot has full permission granted for the erection of a stylish and contemporary detached 4000 sqft family home that would appear from the front as a single storey home but in fact subtly drops down a level providing the most amazing two storey house, sunken garden and magnificent elevated views over the farmland and fields beyond. There are also various outbuildings on the plot including a mobile home, green house and garden sheds. Some of the outbuildings will need to be demolished as part of the planning conditions.

Situation

The plot is situated in on the outskirts of Shoreham and Eynsford in a semi rural position surrounded by countryside. The property is approx 1.5 miles from Eynsford station with services to London Blackfriars. Eynsford village features 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.

Eynsford itself is a picturesque village in the Sevenoaks district of Kent and is located in the historic Darenth Valley. It is famous for the ancient ford and hump-backed mediaeval bridge, which is still very much in use today, St Martins of Tours the 16th century village church, and Eynsford Castle to the north of the village. Eynsford Castle is one of the earliest Norman stonework defences in the country, and the castle and Roman Villa are within easy walking distance of the village centre as is the Lullingstone Country Park which provides stunning views over the valley. The nearby hop farm attracts visitors from all over the world with its beautiful lavender fields and farm shop selling local produce. Eynsford has a number of cosy pubs, restaurants and a tearoom by the ford. It also has an excellent primary school – The Anthony Roper Primary School.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		92
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	









Proposed Front Elevation
1 : 100



Proposed Rear Elevation
1 : 100



Proposed Front Elevation
1 : 100



Proposed Right Flank Elevation
1 : 100



Proposed Rear Elevation
1 : 100



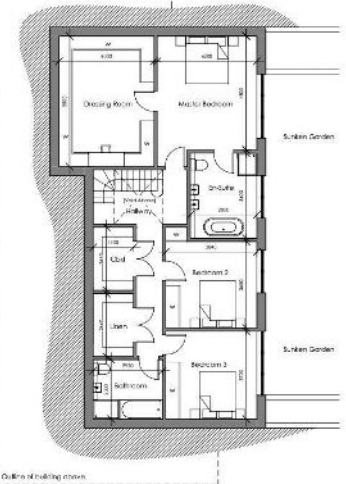
Proposed Left Flank Elevation
1 : 100



Proposed Site Section
1 : 100



Outline of building above



Outline of building above