



Ibbett Mosely

4 High Street, Eynsford, Dartford, Kent,  
DA4 0AH





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**A CHARMING 2 BEDROOM COTTAGE IDEALLY LOCATED IN THE VERY HEART OF THIS POPULAR VILLAGE OVERLOOKING THE RIVER DARENT AND CRICKET GROUND TO THE REAR**

**£285,000**

- 2 Bedrooms
- Loft Room/Study
- Gas Central Heating
- Walking Distance to Station
- Sitting Room
- Family Bathroom
- Outside Garden Room/Studio
- Kitchen/Breakfast Room
- Double Glazing
- Pretty Cottage Garden

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### DESCRIPTION

As Sole Agents we are delighted to present this delightful cottage which has been lovingly modernised with great attention to detail by the present owner. The cosy Sitting Room has a feature fireplace with a wood burning stove and attractive stripped timber floor. The bright and airy Kitchen/Breakfast Room has been well designed with shaker style units and integral appliances. The stripped floor is in keeping with the character of the cottage. There are two bedrooms on the first floor with a newly fitted Family Bathroom, in addition the property benefits from a Loft Room which is accessed by Bedroom 2 providing a perfect space for either a Study or Guest Room. The rear garden is an absolute delight with a decked patio overlooking the river, a perfect setting for outdoor entertaining. The Garden Room/Studio is a real feature and offers scope for conversion into various uses. Willow

Terrace has long been known for being a popular and sought after location being so convenient for the village and walking to the station. We strongly recommend early viewing as in our opinion this attractive cottage will not remain on the market for very long.

### LOCATION

This super property occupies a prime location in this popular village. Eynsford has a thriving village community, many period properties, castle ruins, local shops, post office nearby and the highly regarded Anthony Roper school. Situated in the picturesque Darent Valley, the village also has restaurants, public houses and a bus service. Eynsford station has direct services to Blackfriars and St Pancras or Victoria with a change at Bromley South. The Austin Lodge Golf Club is only 2 minutes drive away. There are a wider range of shopping facilities at Bluewater Shopping Centre with access to the M25 and M20 motorways close by. Sevenoaks Town Centre is about 5 miles and offers a wide range of shops, cinema/theatre, main library and swimming/leisure centre. Sevenoaks Main Line Station is on the



Charing Cross/Cannon Street line, with peak hour fast services to London taking about 30 minutes.

### ENTRANCE

Through composite front door into:

### SITTING ROOM 10'8 x 11'3

Georgian style double glazed sash window to front. Feature fireplace with wood burning stove inset and oak timber mantle over. Television point. Solid oak floor. Stairs leading to first floor. Opening to:

### KITCHEN/BREAKFAST ROOM 10'1 x 10'

Georgian style double glazed window and door to rear. Comprehensive range of shaker style wall and base units with under lighting. Built in oven with 4 ring gas hob over. Integral fridge and freezer. Space and plumbing for washing machine. Concealed combi boiler for central heating and hot water system. Stripped timber floor. Radiator.

### FIRST FLOOR

### BEDROOM 10' x 10'8

Georgian style sash window to front. Deep recessed hanging space over stairs. radiator.

### BEDROOM 10' x 7'

Georgian style double glazed window overlooking rear garden and river and cricket ground. Stairs leading to:

### LOFT ROOM 9'4 x 8'

Velux window with far reaching views. Sloping ceiling. Open Timber balustrade. Range of eaves storage cupboards to one wall.

### BATHROOM

Double glazed window to rear. Newly installed suite comprising: panelled bath with shower and screen, wc, wash hand basin. Slate effect flooring. Chrome heated towel rail.

### OUTSIDE

### GARDEN ROOM/STUDIO 8' x 8'

Brick built. Double glazed window to front. Stone tiled floor.

NB We understand that it would be possible to reconnect the water supply to the Garden Room.

### REAR GARDEN 120'

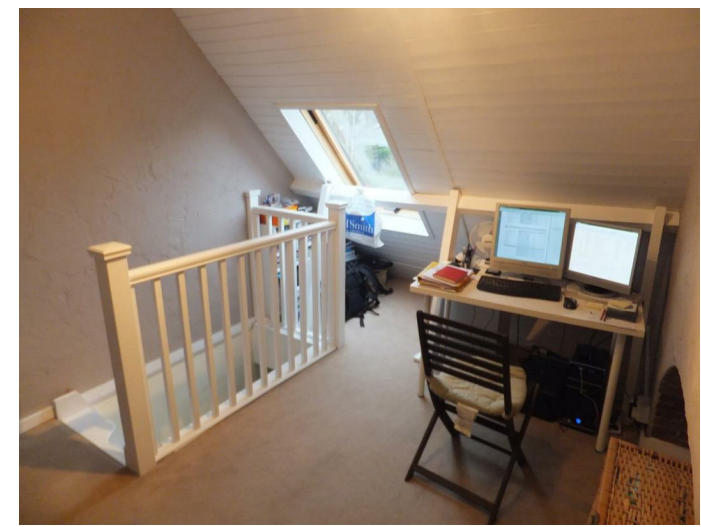
Through gate leading onto a lawn with a variety of shrubs and trees including a mature apple tree, quince and a vine. The setting at the end of the garden is simply idyllic with a decked patio providing a perfect setting on a warm evening enjoying the views across to the cricket ground and the river.

### FRONT

Wrought iron gate leading to entrance.

### ROUTE TO VIEW

From the Otford office proceed northwards towards the duck pond. Turn right onto the A225 passing the station on the right hand side and proceed north towards Shoreham. Continue through to Eynsford passing the station on the right hand side. Shortly after the village store and florist, Willow Terrace will be found on the left hand side



EPC Rating- E

**Ibbett Mosely**

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