



Filston Lane

Shoreham, Sevenoaks, Kent TN14 7SP

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A delightful village house with three bedrooms, large driveway, garage and pretty garden. Occupying an enviable position right in the heart of Shoreham village with easy access to local amenities.

- Three bedrooms
- Bathroom plus ensuite
- Open plan kitchen diner
- Ground floor WC
- Generous living room
- Conservatory
- Pretty garden
- Large driveway
- Garage
- NO FORWARD CHAIN

THE PROPERTY

A really special village house, situated in a prime position in the heart of the picturesque village of Shoreham. The property has been updated and extended by the current owner and offers impressive accommodation.

The front door leads into the entrance porch which gives access into the the large living room with bifolding doors opening out onto the garden patio. There is a ground floor WC and useful storage cupboard. The kitchen offers generous space with an open plan eating area and double aspect letting the light flood in. The kitchen has been fitted with a comprehensive range of wall and base units with complimentary worksurfaces running over. There is an island unit and there are integrated appliances as well as downlights.



CONTINUED...

At the back of the house there is a conservatory offering a lovely outlook into the garden.

The staircase rises up to the first floor landing which gives access to three bedrooms. The principle bedroom benefits from a double aspect, high ceilings and a smart ensuite shower room. The two other bedrooms both have fitted storage and are a good size and the accommodation is completed by the modern family bathroom.

GARDENS AND GROUNDS

The property is approached via a good-size driveway which provides ample off street parking and leads to the detached garage which has power and light.

The rear garden offers a lovely outside space with stone patio to the property's immediate rear, steps lead up to an area of lawn and the garden has been well planted with a wide array of flowers and shrubs.

SURROUNDING AREA

Shoreham is a picturesque village on the banks of the River Darent. The village offers a local shop, 4 pubs, tea room, primary school, Church, railway station (Thameslink route), museum with another tea room and the popular Mount Vineyard which offers wine tasting and a restaurant. The village has a genuine community feel and runs a number of events throughout the year including the duck race, fete, garden safari, midsummer festival, heavy horse show and many more.

Other places of interest nearby include Lullingstone Roman Villa, Sevenoaks Wildlife Reserve, Knole Park, Ightham Mote and Brands Hatch racing circuit.







Denotes restricted head height

Filston Lane, Shoreham, Sevenoaks, TN14

Approximate Area = 1200 sq ft / 111.5 sq m
Limited Use Area(s) = 23 sq ft / 2.1 sq m
Garage = 185 sq ft / 17.2 sq m
Outbuilding = 65 sq ft / 6 sq m
Total = 1473 sq ft / 136.8 sq m

For identification only - Not to scale



TENURE

Freehold.

SERVICES

Mains water and electricity.
Oil fired central heating.

LOCAL AUTHORITY

Sevenoaks District Council - Band E

ENERGY PERFORMANCE CERTIFICATE

EPC Rating E.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Humberts. REF: 1165296

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