



## Riverdale Cottages

Crown Road, Shoreham, Sevenoaks TN14 7TW

[humberts.com](http://humberts.com)



A uniquely situated period cottage with river frontage, in one of the area's most sought-after villages. Situated in an Area of Outstanding Natural Beauty, a short distance from local shops, schools and public houses.

- Beautiful waterfront setting
- Two double bedrooms
- Further attic room
- Recently renovated bathroom
- Re-tiled kitchen with new appliances

### THE PROPERTY

The property benefits from riverside views and the accommodation includes an entrance lobby through to the kitchen with sky lights and has been fitted with wall and base units with complimentary work surface and has been recently re-tiled and fitted with new integrated oven, washing machine, hob and extractor. Heading on there is a spacious lounge with a dining area and period fireplace with log burner as well as windows and newly fitted stable door overlooking the river. The ground floor accommodation is completed with a recently fitted traditional style family bathroom featuring w.c. basin and shower over the bath.

The first floor landing leads to two double bedrooms, the master being at the rear of the house and again enjoying the view over the river and fields beyond. The second bedroom is also of a good size and has ladder access to the loft space which has been fitted with Velux windows.





## OUTSIDE

The garden is split across the front and rear of the property, the front has been laid with low maintenance AstroTurf. The rear garden looks on to the river and is set over two decked levels providing a gorgeous spot for alfresco dining with stunning views of the river and North Downs.

## SURROUNDING AREA

Shoreham is a picturesque village on the banks of the River Darent. The village offers a local shop, primary school, church, railway station (Thameslink route) and several pubs as well as the very popular Mount Vinyard. Otford village, which is approximately 2 miles away, offers a further variety of local shops and station (London Victoria). Otford has its own primary school together with Russell House and St. Michael's preparatory schools. More comprehensive shopping and further educational facilities in both the state and private sectors can be found at Sevenoaks, which is approximately 5.5 miles away, including The Knole Academy. Extensive sporting and leisure facilities include golf at Darenth Valley in Shoreham, Wildernesse and Knole in Sevenoaks and Nizels in Hildenborough, which also has a health and fitness centre. Sevenoaks Swimming and Leisure centre, The Vine Cricket Ground and Knole Park.



## TENURE

Freehold.

## SERVICES

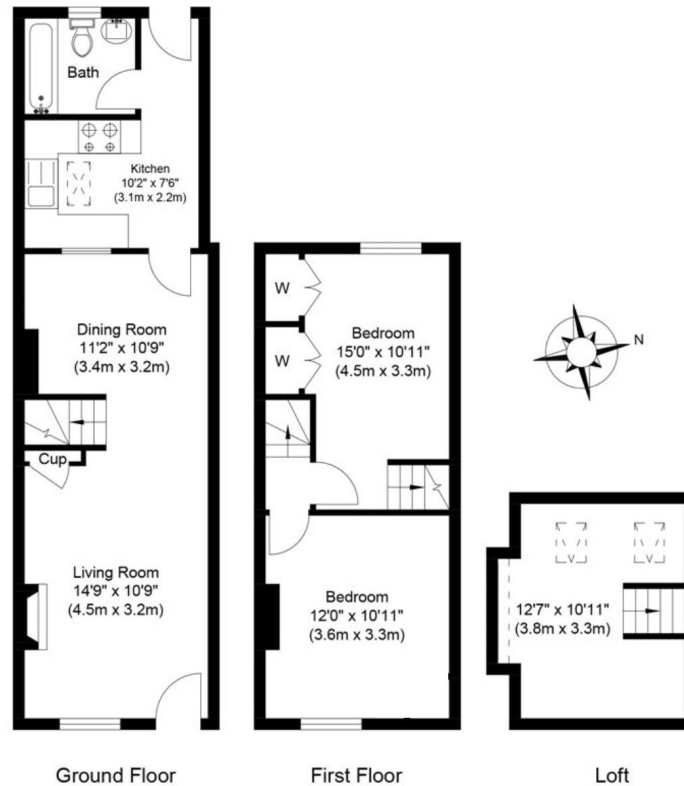
All electric.

## LOCAL AUTHORITY

Sevenoaks District Council - Band E.

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating D.



Approx. Gross Internal Floor Area 1007 sq. ft / 93.6 sq. m

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