



Malt Shovel Cottages
Station Road, Eynsford DA4

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A truly delightful cottage, situated on the edge of this picturesque village with local amenities on your doorstep.

- Stunning cottage
- Open plan kitchen with separate utility
- Free standing bath
- Excellent location

THE PROPERTY

The property has been renovated by the current owner and now offers stylish and comfortable accommodation over two floors. The property offers a lovely mix of open plan spaces and characterful features.

The front door leads into the open plan living space which features recessed storage either side of the lovely fireplace, there is wooden flooring and exposed beams with downlighting.

The open plan kitchen has been fitted with a stylish range of units with integrated appliances with wooden work tops running over. The kitchen gives access to the utility room with downstairs WC.



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Stairs rise up to the first floor which also has a light and spacious feel. The beams have been exposed which opens up the vaulted ceiling with extra light streaming in through skylight windows. There is a study area at one end of the room and there is a feature freestanding bath, along with a luxurious shower room with stylish tiling and basin.

OUTSIDE

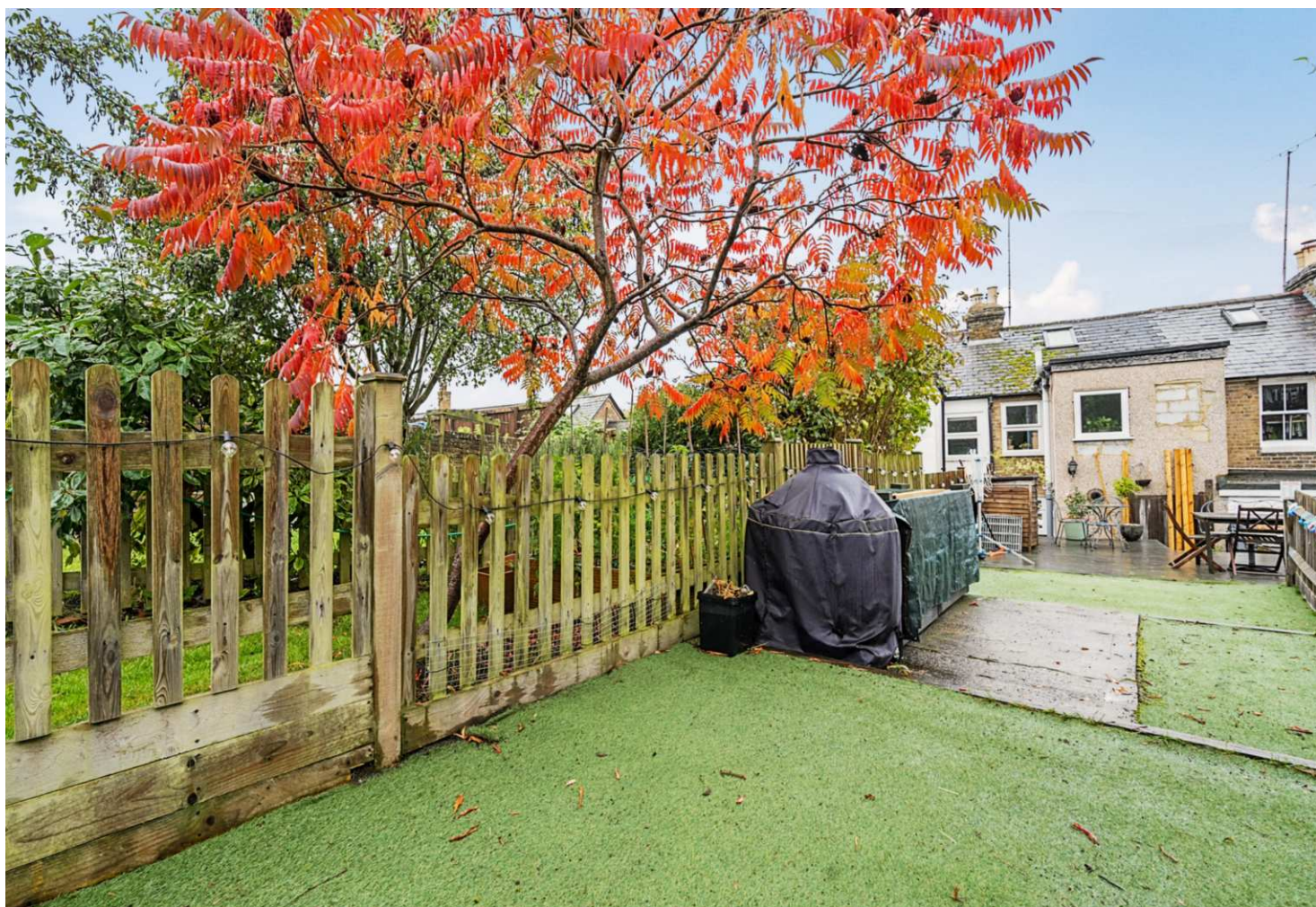
The property is approached via a small front garden with picket fence and space enough to sit out on a sunny day at a bistro set of table and chairs.

The rear garden has steps up to a patio area, there is a neighbours right of way which runs across the back of the cottages. The

patio leads onto an enclosed garden which has fenced boundaries.

SURROUNDING AREA

The property is situated on a quiet lane in the pretty village of Eynsford in the Darent Valley, part of the Kent Downs Area of Outstanding Natural Beauty, with the attractions of Castle and Roman villa ruins in both Eynsford and Lullingstone nearby. The village has a general store, three public houses, tea room, butcher, Church and village hall, all within a few minutes' walk of the property. Eynsford station 0.5 miles distant has direct services to London Blackfriars in under an hour and services to London Charing Cross/Victoria via Sevenoaks.



The M25/M20 at Swanley provides access to Heathrow, Gatwick and Stansted airports, Channel Tunnel terminus and ports, Ebbsfleet International terminal and Bluewater.

There are a number of well regarded schools in the area including the Anthony Roper primary school in the village as well as Grammar schools at Wilmington, Dartford, Tonbridge and Tunbridge Wells. There is also the Weald of Kent Girls and Tunbridge Wells Grammar School for Boys annexes in Sevenoaks. Preparatory schools locally include Birtley House in Fawkham, St Michael's and Russell House in Otford, Solefields, The Granville and New Beacon preparatory schools in Sevenoaks, as well as Walthamstow Hall for girls.

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TENURE

Freehold.

SERVICES

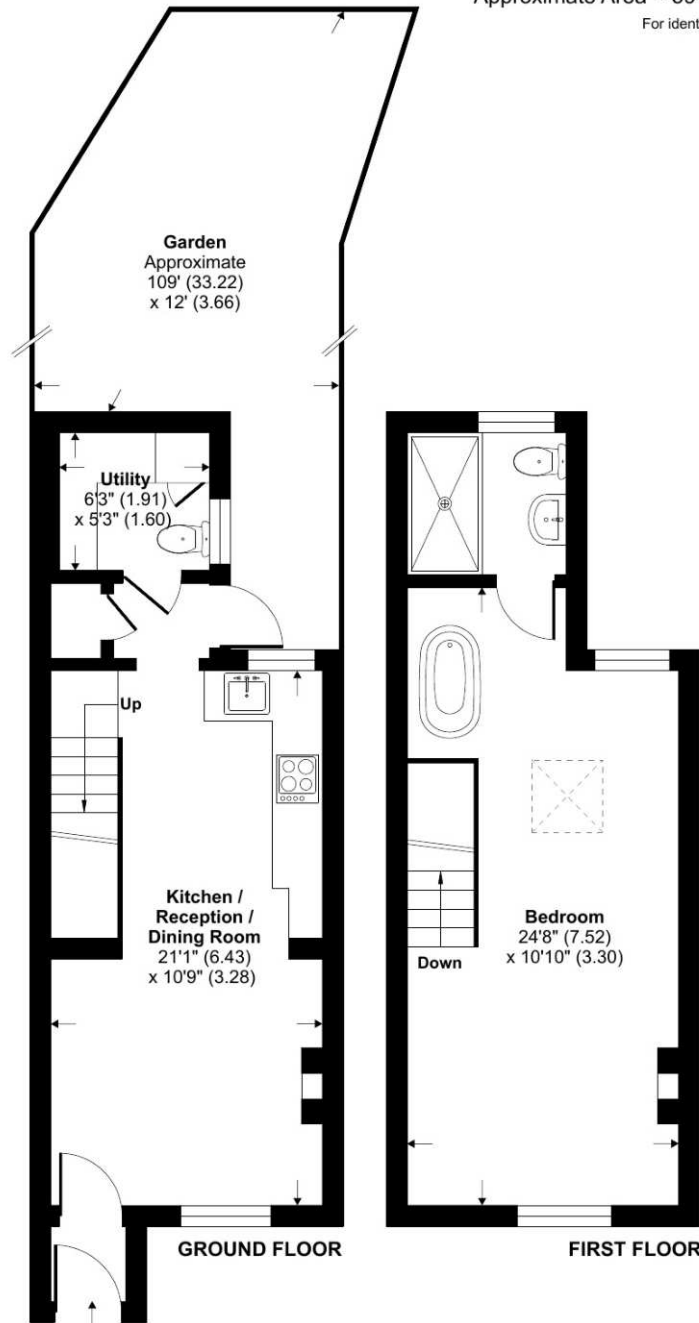
All mains services are connected.



Station Road, Eynsford, Dartford, DA4

Approximate Area = 594 sq ft / 55.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2024. Produced for Humberts. REF:1202377

OTHER INFORMATION

EPC Rating D.

Local Authority: Sevenoaks District Council - Band D.

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