



Little Mote  
High Street, Eynsford, Kent

## A fine Grade II listed property with 1.2 acres located in the heart of a sought-after Kent village

A detached family home dating in part from the 15th century, sensitively combining modern amenities with retained features included leaded casement glazing, exposed beams and some original fireplaces. It is located at the end of a village no-through road, enjoying approximately 100 meters of frontage onto the River Darent and next to the remains of a Norman castle, near to local amenities.



4/5  
**RECEPTION  
ROOMS**



7/8  
**BEDROOMS**



**2 BATHROOMS**



**OUTSIDE**



**1.2 ACRES**



**FREEHOLD**



**RURAL/  
VILLAGE**



**2,964 SQ FT**



**GUIDE PRICE  
£1,650,000**



### The property

Incorporating the remaining part of a 15th century mansion of the same name and believed to occupy the site of the earliest hall of Eynsford Castle, an early Norman enclosure castle the remains of which neighbour the property, Little Mote is a mediaeval timber-framed brick and part tile-hung family home offering almost 3,000 sq ft of sensitively updated accommodation arranged over three floors. Configured to provide a characterful and elegant living and entertaining environment, the accommodation flows from a welcoming through reception hall, featuring chequerboard flooring, a carved fire surround with overmantel, useful storage, a cloakroom, and a door leading to the terrace.

The ground floor comprises a parquet-floored sitting room with a 15th -century carved stone fireplace and woodburning stove, and a parquet-floored dining room with a large ingle, bespoke storage, and access to a fitted store—currently used as an office—with doors opening to the terrace and to a studio which benefits from large picture glazing and French doors.

The kitchen is fitted with a range of wall and base units and modern integrated appliances. An inner hall off the reception hall gives access to a fitted utility room and a dual aspect reception room, currently used as an office but could be a bedroom too.

On the first floor, the property offers a Kingpost-vaulted principal bedroom with a fireplace, three further bedrooms—one of which includes an interconnecting double bedroom also accessible from the landing—a family bathroom with a corner fireplace, and a separate family shower room. The remaining double bedroom and an office, which could also serve as an additional bedroom, are located on the second floor.

### Outside

Having plenty of kerb appeal, the property enjoys a boundary with the remains of Eynsford Castle, with the garden featuring some remains of the original stone castle walls. It is approached through a five-bar gate over a gravelled driveway and forecourt providing private parking and giving access to a



large 4 car garage/workshop with full sized electric garage door and separate access. The well-maintained garden surrounding the property is laid mainly to lawn interspersed with mature trees and features a vegetable garden, greenhouse, numerous seating areas including on the riverbank and a paved rear terrace. The whole ideal for entertaining and al fresco dining and enjoys views over the Castle remains and neighbouring countryside.

Communications links are excellent: buses link the village to Swanley and Sevenoaks, the nearby M20 and M25 give access to major regional centres, the motorway network and London, Eynsford station (0.7 mile) offers regular services to central London (London Bridge 32 minutes, London Blackfriars 54 minutes), fast trains from Orpington and Ashford International, the Channel Tunnel and the Port of Dover provide regular services to the Continent.

### Location

Set on the banks of the River Darent, the picturesque Conservation village of Eynsford offers a good range of amenities including a church, village hall, local shops including a newsagent, butcher, general store and hairdresser, several pubs and a primary school, all surrounded by rolling hills, farmland and ancient woodland. More extensive shopping, recreational and service facilities can be found in the nearby towns of Swanley, Dartford, Sevenoaks, Gravesend and in Bluewater Shopping Centre.



### Distances

- Swanley 3.2 miles
- Dartford 6.2 miles
- Sevenoaks 7.6 miles
- Bluewater 8.3 miles
- Gravesend 11.9 miles
- London City Airport 21.4 miles
- Central London 23.1 miles
- Orpington station 6.9 miles

- St Michael's Prep
- Russell House

### Key Locations

- Eynsford Castle, Lullingstone
- Roman Villa,
- Lullingstone Castle & The World Garden
- Eagle Heights Wildlife Foundation
- Brands Hatch Circuit
- 

### Nearby Schools

- Wilmington Academy
- Browns
- Steephill





## Floorplans

House internal area 2,964 sq ft (275 sq m)  
For identification purposes only.

## Directions

DA4 0AA  
what3words: ///mini.truth.lively brings you to the driveway

## General

**Local Authority:** Sevenoaks District Council

**Services:** All mains service and gas

**Mobile and Broadband checker:** Information can be found here <https://checker.ofcom.org.uk/en-gb/>

**Council Tax:** Band H

**EPC:** Rating E

## Sevenoaks

15 Bank Street, Sevenoaks, Kent TN13 1UW

**01732 459900**

sevenoaks@struttandparker.com  
struttandparker.com

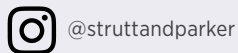
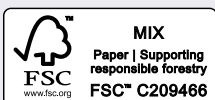


The position & size of doors, windows, appliances and other features are approximate only.

☐☐☐☐ Denotes restricted head height

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