



Silver Wold, 46 Riverside, Eynsford, Kent

For the finer things in property.

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

Silver Wold

46 Riverside

Eynsford

Kent DA4 0AE

Two impressive brand new four bedroom homes with high specification within a conservation area, in the pretty village of Eynsford

Sevenoaks town 7.6 miles, Sevenoaks station 8.2 miles, Eynsford station 0.7 miles, M25 (Jct 3) 2.6 miles

Reception hall | Kitchen/dining room | Utility room | Sitting room | Cloakroom | Principal bedroom suite | 3 Further bedrooms | Family bathroom | Garden

The property

Stone Bridge, 44 Riverside and Silver Wold, 46 Riverside, are an exceptional pair of new semi detached 4 bedroom homes. Whilst they are semi detached the properties are not identical, each has an individual external and internal layout that provides uniqueness.

Set above the road, in a commanding position, these luxuriously appointed homes provide a rare opportunity to acquire a home in the heart of the pretty village of Eynsford.

The houses are presented to a high specification using leading insulations which reduce costs in the winter and help cooling in the summer.

Specifications includes:-

- Light Oak herringbone design flooring throughout the ground floor except sitting room
- Underfloor heating throughout ground floor
- Fully carpeted sitting room, stairs, landing and bedrooms
- Hardwood sash windows throughout, befitting the conservation location

- Sitting room with bay window
- Downstairs cloakroom
- Air source pump heating and hot water throughout
- Optic Fibre broadband connectivity throughout the house
- Principal bedroom with vaulted ceiling, LED uplighting, pendant light, fitted wardrobe and en-suite
- 3 Further double bedrooms with fitted wardrobes to selected rooms
- First floor hallway with vaulted ceiling
- Timber loft ladder for easy access to the loft
- Chrome ironmongery to all doors and windows
- Lighting – spot lights in all rooms apart from bedrooms which have pendant lights.
- External spot light to front door
- TV aerial and ethernet sockets in living room, kitchen/dining and bedrooms
- White finished internal doors and woodwork
- Matt emulsion finish to walls and ceilings
- Linked smoke and heat detectors in kitchens
- Large Kitchen/ dining/living area overlooking rear garden.
- Double doors leading onto side patio from kitchen diner
- Fully fitted kitchens with quartz work tops and integrated Bosch appliances - oven, dishwasher, hob and extractor fan
- Nueu Integrated Fridge Freezer
- Under pelmet lighting
- Soft close hinges to cabinet doors
- Ceramic undermount sink
- Separate utility room with fitted units including space for washing machine and tumble dryer.
- Door leading from utility to side return
- Chrome taps



Bathrooms & En-suites:

- Family bathroom with bath/shower, glass shower screen, contemporary tiled floor and walls, electric underfloor heating, heated towel rail and brushed copper or nickel ironmongery
- En-suites with large walk-in shower and double vanity units. Contemporary tiled floor and shower area, Chrome ironmongery, Electric underfloor heating and heated towel rail.
- Ground floor cloakroom toilet and sink, contemporary tiling and underfloor heating.

Location

Both houses enjoy an elevated setting and have good views.

Situated in a conservation area close to the heart of this pretty village renowned, for its ford and bridge and the river that meanders through it. The village of Eynsford is well served by local amenities, providing usual day to day needs and includes a local shop, post office and pubs/inns. The neighbouring villages of Farningham and

Shoreham have good local facilities. Sevenoaks is about 7 miles away and central London about 25 miles.

Communications are excellent, the M20/M25 are within easy reach - about 3 miles away. Mainline stations are Eynsford, Sevenoaks and Swanley - all providing a regular service to the capital.

There is a wide choice of schooling in the private and state sectors and Kent still has grammar schools.

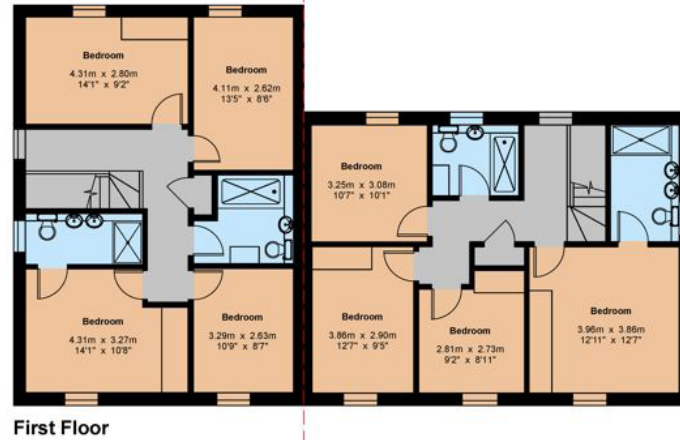
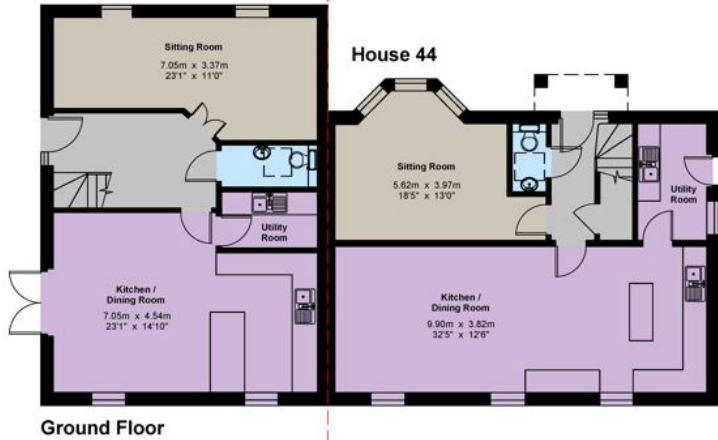
Leisure activities in the area include riding and walking the surrounding countryside, golf at a number of interesting courses in the vicinity. Motor sports at Brandshatch. Fitness and sports clubs in the area.



44 and 46 Riverside

Silver Wold - House 46 - Gross Internal Area : 141.8 sq.m (1,526 sq.ft.)
 Stone Bridge - House 44 - Gross Internal Area : 142.5 sq.m (1,536 sq.ft.)
 Total : 284.3 sq.m (3,060 sq.ft.)

House 46



For Identification Purposes Only.
 © 2024 Trueplan (UK) Limited (01892) 614 881

Outside

External features:

- Block paved shared driveway
- Fully landscaped rear gardens with patios and grassed area
- EO Mini Pro 3 Electric car charger point
- 2 designated parking spaces
- Outside cold water tap and waterproof double socket
- Outside lighting to external doors

Directions

From the A225 Station Road / High Street turn into Riverside proceeding over the bridge or through the ford. Continue past The Plough public house for about a quarter of a mile and the houses will be found on the right hand side.

General

Local Authority: Sevenoaks District Council
Services: All mains services
Council Tax: G
Tenure: Freehold
Guide Price: £925,000

Sevenoaks

15 Bank Street, Sevenoaks, Kent TN13 1UW
01732 459900

sevenoaks@struttandparker.com
 struttandparker.com



Over 50 offices across England and Scotland, including Prime Central London

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken August 2024. Particulars prepared August 2024. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited



For the finer things in property.

