



A charming three bedroom family home with planning permission, nestled in the heart of the idyllic village of Shoreham, in the Darent Valley corridor. The property boasts a wealth of doorstep amenities within walking distance, including Shoreham rail station with its London links, The Mount Vineyard, the well respected primary school, Darent Valley Golf Club, a selection of excellent pub / restaurants, the famous Shoreham Cross carved into the hillside, village store, Shoreham Aircraft Museum and the war memorial located on the banks of the river Darent. A wider array of all shopping, social and leisure facilities can be found in the near neighbouring town of Sevenoaks.

This attractive detached home provides exciting scope for modernisation and extension, with planning consent granted for the addition of a two storey extension to the rear of the property. The current, well proportioned accommodation comprises a welcoming entrance hall with ground floor wc off, sitting room with open fireplace, dining / family room to the rear with open plan access to the cottage style kitchen, utility lobby, three first floor bedrooms and the family bathroom. Additional benefits include the detached double garage with driveway parking for multiple cars and a delightful rear garden extending approximately 125ft in length. Available with NO ONWARD CHAIN your internal viewing comes highly recommended in order to fully appreciate the numerous salient features on offer as well as the wonderful location in the hub of this iconic and picturesque Kent village.

September Cottage Church

Shoreham, Kent, TN14 7SW Freehold

 3

 1

 2

 E

Guide Price £850,000

ENTRANCE HALL

Front entrance door with bullseye glazed insert, double glazed leaded light window to front, radiator, attractive wood flooring, dado rail, stairs to first floor landing with useful understairs storage cupboard. Doors off to all rooms.

GROUND FLOOR WC

Opaque double glazed window to rear, tiled floor and half tiled walls (to dado height), access hatch to loft storage area, courtesy light with shaver point, white suite comprising close coupled WC and pedestal wash basin.

SITTING ROOM

Double glazed leaded light window to front with delightful aspect over the front garden, double radiator, deep ceiling cornice, attractive wood flooring, TV point, open feature fireplace with miniature brick surround and tiled hearth as the focal point for the room.

DINING / FAMILY ROOM

Spacious second reception room is dual aspect with double glazed windows to side and rear providing a delightful garden aspect, double radiator, coved ceiling, exposed wooden floorboards, telephone point and TV aerial lead. Shares a social open plan relationship with the kitchen.

KITCHEN

Double glazed leaded light window to rear with delightful garden aspect, localised wall tiling, exposed wooden floorboards, door to larder cupboard and stable style door to utility lobby. The kitchen itself comprises a series of matching wall and base units set with wooden work surface tops incorporating a stainless steel sink unit and drainer, integrated oven with four ring hob, space for tall fridge freezer and plumbing for dishwasher.

UTILITY LOBBY

Part glazed door to side and garden, further glazed panels, tiled flooring, space and plumbing for washing machine.

FIRST FLOOR LANDING

Double glazed leaded light window to side, fitted carpet, access hatch to loft, door to airing cupboard (for storage) and further doors off to all rooms.

BEDROOM ONE

Spacious double bedroom is dual aspect with double glazed leaded light windows to side and rear (providing a delightful aspect over the garden), radiator, coved ceiling, fitted carpet, telephone point and a series of built in wardrobe fittings.

BEDROOM TWO

Dual aspect double bedroom has double glazed

leaded light windows to side and front, radiator, coved ceiling, wood laminate flooring and triple wardrobe.

BEDROOM THREE

Single bedroom has double glazed leaded light window to front, coved ceiling, laminate wood flooring, telephone point and half door to eaves storage area.

BATHROOM

Two opaque double glazed leaded light windows to side, heated towel rail, vinyl flooring, predominately tiled walls, white suite complete with corner bathtub, separate full size step in shower cubicle, close coupled WC and wall mounted wash basin.

DOUBLE GARAGE & PARKING

To the front of the property there is driveway parking for one car in front of the double side gates. Once open the gates lead to a side driveway which opens up to a parking area enough for multiple cars leading to the detached double garage with its large up and over door to front. In total there is parking for approximately 10 cars.

GARDENS

125ft x 45ft

To the front of the property there is a delightful cottage style garden which is well stocked with a variety of flowers and shrubs, set behind a picket fence with pathway to the front door. To the rear of the property there is an extensive private garden measuring 125ft x 45ft at its maximum points. Set within a neatly fenced perimeter, the garden is mainly laid to lawn with a sunny aspect to it and a number of flower and shrub beds / borders throughout.

GRANT OF PLANNING CONSENT

Planning Permission exists and is granted in full under reference 04/02714/FUL for a two storey rear extension to the property, creating an additional reception room to the ground floor as well as a master bedroom with en-suite and dress room to the first floor. Buyers are advised to perform all due diligence for themselves in relation to the detail of this application.

ADDITIONAL INFORMATION

Property is Freehold

Council Tax Band F



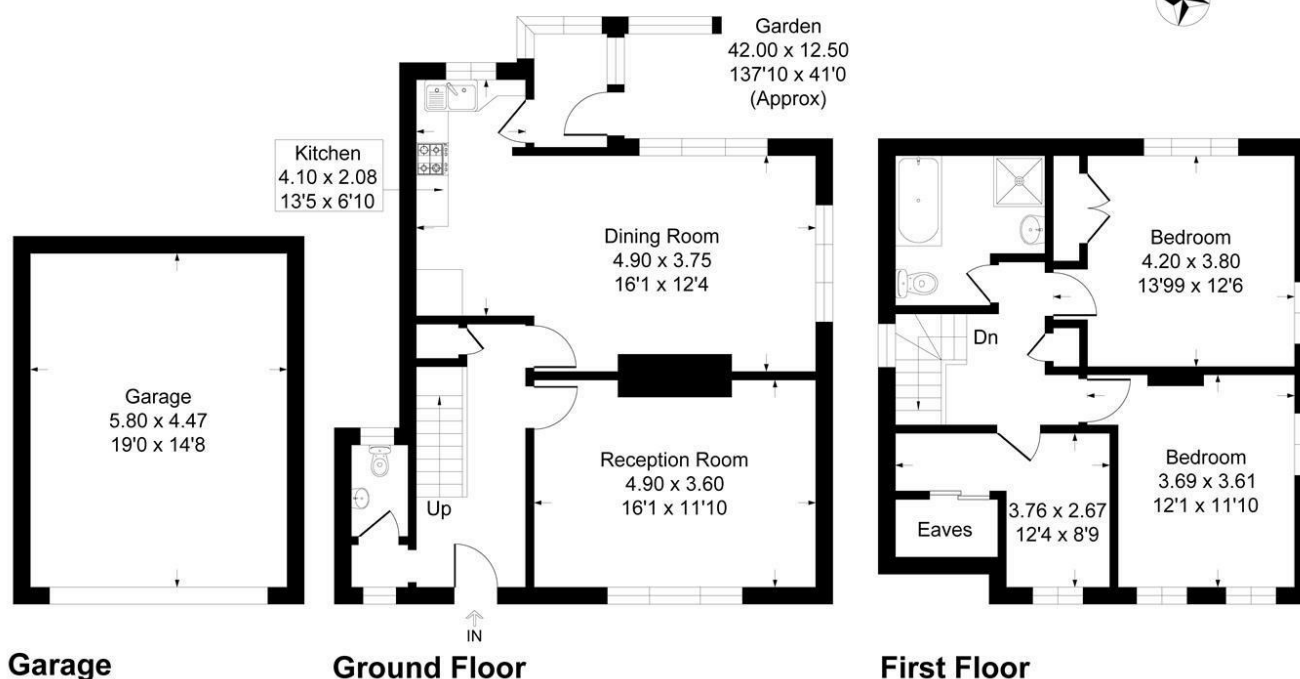


September Cottage, Church Street, TN14

Approximate Gross Internal Area 109.2 sq m / 1176 sq ft

Garage = 25.9 sq m / 279 sq ft

Total = 135.1 sq m / 1455 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Produced By Planpix

www.kings-estate-agents.co.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the firms employment has the authority to make or give any representation or warranty in respect of the property.

4 Station Parade, London Road, Sevenoaks, Kent,
TN13 1DL
T: 01732 740747

sevenoaks@kings-estate-agents.co.uk

kings-estate-agents.co.uk

