



## A RECENTLY REDECORATED COTTAGE SET WITHIN A PICTURESQUE VILLAGE

CHURCH STREET, SHOREHAM, SEVENOAKS, TN14 7SN

**Unfurnished, £1,500 pcm** + fees and other charges apply.\*

**Available Now**

• Beautifully presented family home • Recently modernised throughout • Shoreham station approx. 0.4 miles • River Darent flows through village • Car barn parking for 1 car • EPC Rating = To be confirmed • Council Tax = E





## Situation

This property is situated in the sought after village of Shoreham, with the River Darenth meandering through it, and provides a church, village store, post office, aircraft museum, golf club, station, village primary school, the Mount Vineyard and public houses.

Comprehensive Shopping: Sevenoaks (approx. 5.2 miles) offers supermarkets and High Street shops. Bluewater Shopping Centre.

## Description

Situated in the sought after village of Shoreham this recently renovated and redecorated home boasts characterful accommodation and is arranged over two floors.

Opening into the front reception room with feature fireplace and an outlook to the front of the property, the adjoining well appointed kitchen offers a range of fitted units with wooden worktops, and a selection of appliances. A door leads through to the downstairs family bathroom fitted with a bath tub, wash stand and W.C.

Located at the rear of the property is a spacious living room/dining room which also provide access to the patio area and garden beyond.

On the first floor are 3 bedrooms, 2 double and 1 single, all carpeted with the 2 double bedrooms benefitting from fitted wardrobes, and the stylish fitted shower room.

Externally the property is approached through the front garden, mainly laid to lawn. To the rear is a substantial garden, also mainly laid to lawn, with mature trees and shrubs. There is also a car barn providing off street parking for 1 car located behind the garden which can be accessed through a fence gate.

## Energy Performance

A copy of the full Energy Performance Certificate is available on request.

## Viewing

Strictly by appointment with Savills.



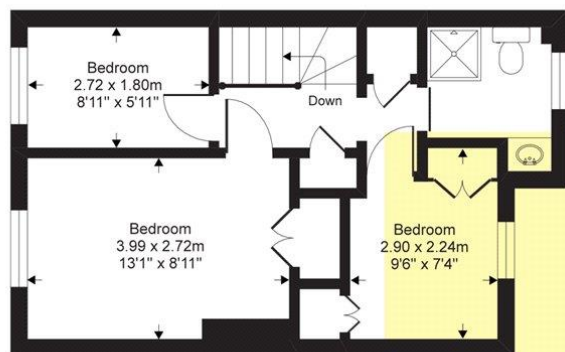
## Church Street, Sevenoaks, TN14

Gross internal floor area (approx):

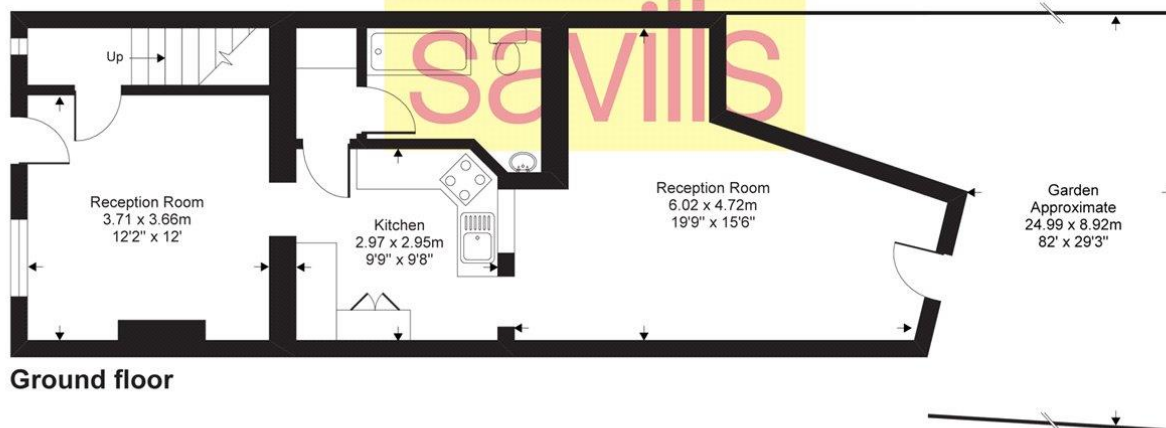
93.4 sq m / 1006 sq ft

For Identification only - Not to scale

Niche Communications



First floor



Ground floor



## FLOORPLANS

Gross internal area: 1006 sq ft, 93.5 m<sup>2</sup>





Please note that the local area may be affected by aircraft noise, you should make your own enquiries regarding any noise within the area before you make any offer.

\*There are different rules and fees for different tenancy types. For details of our fees and charges go to [savills.co.uk/tenant-fees](https://www.savills.co.uk/tenant-fees). For more detailed information read our [Applicant Guide](#), hard copy available on request. 20190624MEHE

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**Sevenoaks Lettings**  
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