



ATTACHED GEORGIAN-STYLE HOUSE WITH BRIGHT AND SPACIOUS ACCOMMODATION

3 SHOREHAM PLACE, SHOREHAM,
KENT, TN14 7RX

Guide Price £895,000



TOGETHER WITH DELIGHTFUL FAR REACHING VIEWS

- Sought after location
 - Otford station 1.9 miles
 - Elegant accommodation
 - 3 Reception Rooms
 - 4 Bedrooms
 - 2 Bathrooms
 - Charming gardens & communal grounds
 - EPC Rating = F • Council Tax = G
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Situation

Shoreham Place is a popular development of Georgian-style houses situated on the outskirts of the sought after village of Shoreham.

- Comprehensive Shopping: Sevenoaks (5 miles) offers a multitude of shops, supermarkets, pubs and restaurants. Bluewater Shopping Centre near Dartford.
- Mainline Rail Services: Shoreham village station (0.5 miles) and Otford mainline station (1.9) to London Victoria, London Blackfriars and Maidstone. Sevenoaks (5 miles) to Cannon Street/Charing Cross.
- Primary Schools: Shoreham, Otford and Eynsford.
- Schools: Knole Academy, Weald of Kent Girls, Tonbridge Girls and Judd Boys Grammar schools in Tonbridge. Tunbridge Wells Girls and Boys Grammar Schools and the Skinners Boys Grammar School in Tunbridge Wells.
- Private Schools: Sevenoaks, Tonbridge and Walthamstow Hall Public Schools. Sevenoaks, Solefields and New Beacon Preparatory Schools in Sevenoaks. St Michaels & Russell House Preparatory Schools in Otford. Combe Bank School in Sundridge.
- Leisure Facilities: Golf in Shoreham, Otford and Eynsford. Wilderness and Knole Golf clubs in Sevenoaks. Leisure Centres can be found in Sevenoaks, Hildenborough and Tonbridge. Bridle paths and walks are abundant in the area.
- Communications: Junctions 4 & 5 of the M25 are within easy reach giving access to other motorway networks, Gatwick and Heathrow Airports, Dartford River Crossing, Bluewater Shopping Centre & the Channel Tunnel. **Please note all distances are approximate.**

Description

3 Shoreham Place forms part of a popular development of attractive Georgian-style houses built in the 1960s. All of the properties benefit from the use of communal parkland flanked by the River Darent. 3 Shoreham Place is an attractive semi-detached property with pretty private gardens to the rear and side, it also benefits from a double garage and a number of useful store rooms. Internally, the well-presented accommodation offers spacious and bright rooms with superb far reaching views towards the North Downs.

- The portico entrance opens to the impressive entrance hall with stairs rising to the first floor, a coats cupboard and direct access via a staircase to the garage and store rooms. To the end of the hallway



French doors open to the rear terrace and are flanked by windows allowing light to flood into the house.

- The generous sitting room features an attractive fireplace, and French doors open to a balcony to the front.
- The spacious dining room adjoins the kitchen and benefits from a bay window providing a pleasant outlook over the gardens. Decorative alcoves provide shelving.
- The kitchen/breakfast room is fitted with a comprehensive range of wall and base units with work surfaces incorporating a 1½ bowl sink. Appliances include a double oven, four ring electric hob with extractor fan over and there is space for a dishwasher and a fridge/freezer. There is a built in storage cupboard and direct access to a terrace at the front of the property.
- A family room and a well-appointed cloakroom complete the ground floor accommodation.
- The bright and spacious first floor landing provides a linen cupboard and there is access to the generous, partly boarded loft space.
- The master bedroom is a well-proportioned room with delightful far reaching views and built in wardrobes. The en suite comprises a panelled bath, W.C. and vanity unit.
- There are three further well-presented bedrooms all benefiting from fitted wardrobes.
- The well-appointed bathroom completes the accommodation and comprises a panelled bath, pedestal wash basin and a W.C.
- A staircase leads from the entrance hall to the lower ground floor where a boiler room, useful store rooms and a double garage are located.
- To the front of the property the driveway provides off road parking and leads to the double garage with electrically operated door. Steps lead to the portico entrance. To the side of the house are well maintained lawns interspersed with well stocked flower borders.
- To the rear of the property is an attractive paved terrace, that provides an ideal area for alfresco dining and entertaining. The remainder of the garden is laid to lawn with well stocked flower and shrub borders. There is also a garden shed.
- The communal park-like grounds total approximately 7 acres and lead to the River Darent. There is also an attractive duck pond.

Tenure: Freehold

Services: Oil fired central heating via radiators. Private mains water, drainage and electricity.

Local Authority: Sevenoaks District Council 01732 227 000

Outgoings: Council Tax Band 'G' 2018/2019 - £2,910.85. Maintenance paid to Shoreham Place Ltd for communal grounds, road and drainage is approx. £550.00 per annum.

Directions

From junction 5 of the M25 to the A21, turn off onto the A25 heading east through Riverhead continue to the main junction at the A225, turn left towards Otford. Continue through the village passing the station on your right and proceed for 1½ miles turning left signposted Shoreham Village. Shoreham Place will be found on the left hand side immediately after the golf club. Once entering Shoreham Place bear right and Number 3 will be found on the left hand side.

Viewing

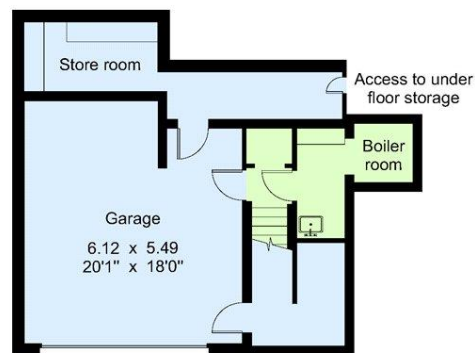
Strictly by appointment with Savills.

Agent Note: Photographs taken April 2016.

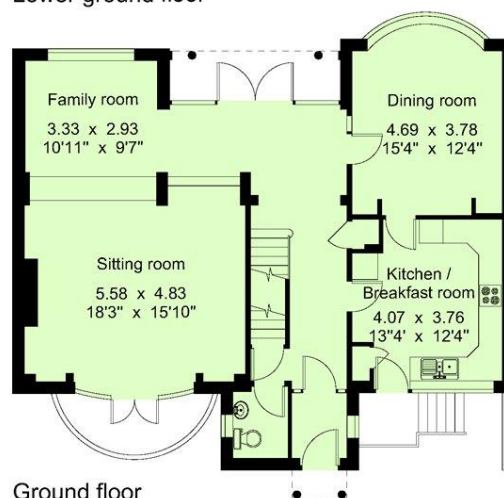


FLOORPLANS

Gross internal area: 2283 sq ft, 212.1 m²



Lower ground floor



Ground floor

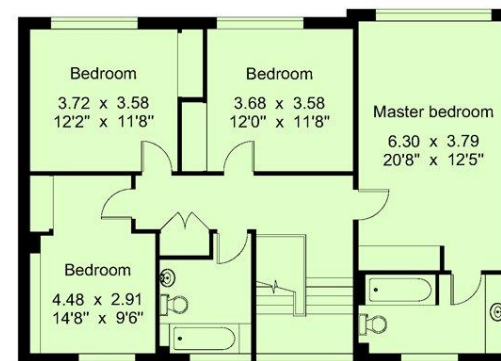
3 Shoreham Place, Shoreham

Gross internal area (approx.)

House - 212.1 sq m (2283 sq ft)

Garage - 52.0 sq m (559 sq ft)

For identification only - Not to scale
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First floor

Sevenoaks
Oliver Hodges
ohodges@savills.com
+44 (0) 1732 789 700
savills.co.uk

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| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (95-100) | A | | |
| (81-94) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |