



AN IMPRESSIVE AND STYLISHLY PRESENTED GRADE II LISTED FAMILY HOME

THE COACH HOUSE, SHACKLANDS ROAD
SHOREHAM, KENT, TN14 7TU

Guide Price £1,250,000, Freehold



WITH PLANNING FOR AN ANNEXE AND HOME OFFICE, SET IN ATTRACTIVE GARDENS WITH FAR REACHING VIEWS

- Striking Grade II listed property
- Stylishly appointed
- Versatile accommodation
- Planning for a separate annexe & home office
- Edge of village location
- Attractive landscaped gardens
- Rural views
- 4 Bedrooms • 2 Bathrooms • 3 Receptions
- EPC = Listed • Council Tax = G

Situation

- Local Amenities: Shoreham village has local shopping facilities serving every day needs.
- Comprehensive Shopping: Sevenoaks (6 miles) offers supermarkets and high street shops. Tonbridge, Tunbridge Wells and Bluewater Shopping Centre.
- Mainline Rail Services: Shoreham village station (1.4 miles) and Otford mainline station (2.8 miles) to London Victoria/Blackfriars (Thames Link) and Maidstone/Sevenoaks with further services to Cannon Street/Charing Cross/London Bridge.
- Primary Schools: Shoreham, Otford and Eynsford.
- Grammar Schools: Weald of Kent Girls Grammar, Trinity and Knole Academy in Sevenoaks. Weald of Kent and Tonbridge Girls Grammars 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, Walthamstow Hall and Sackville Public Schools. Sevenoaks, Solefields and New Beacon Preparatory Schools in Sevenoaks. St Michaels and Russell House Preparatory Schools in Otford. Radnor House in Sundridge. The Schools at Somerhill in Tonbridge.
- Leisure Facilities: Golf in Shoreham, Otford, Hildenborough and Eynsford. Wildhernesse and Knole golf clubs in Sevenoaks. Leisure Centres 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, and Gatwick and Heathrow Airports, Dartford River Crossing, Bluewater Shopping Centre (A2) and London and the suburbs.

Kindly note, all distances are approximate.

Description

- The Coach House is an impressive Grade II listed property formerly serving the neighbouring house Darenth Hulme. The house has been in the same occupancy for about 10 years and has been updated by the present owners, providing stylish and well-presented accommodation arranged over three floors. To the rear is an attached vinery which could be incorporated into the main accommodation if required, subject to the necessary planning consents. Also of note are the two additional outbuildings; a former stables and garden store,



both of which have planning permission to convert to ancillary accommodation and a home office. The house sits in secluded gardens and benefits from far reaching views to the front.

- A front door opens to the generous entrance hall with stairs rising to the first floor, coat and storage cupboards and access to the well-appointed shower room.
- The reception rooms provide well proportioned accommodation ideal for both formal and informal entertaining. The sitting room is double aspect with an attractive outlook over the front provided by double opening glass doors and a high level window to the rear. The family room has direct access to the garden and has an outlook to the front together with a contemporary wood burning stove.
- The impressive kitchen/dining room is also double aspect and is fitted with a comprehensive range of wall and base units by Harvey Jones with Corian work surfaces which extend to provide a breakfast bar and incorporate a double sink with a Quooker hot tap. Appliances include an electric Aga, dishwasher and space for a fridge freezer. The dining area has two fitted dresser style cupboards.
- The utility room has additional storage cupboards, a butler sink and space for appliances. There is an outlook to the rear and a door to the side garden.
- From the hall, stairs rise to the first floor which has a view into the viney to the rear and access to the loft space.
- The vaulted double aspect master bedroom has a view to the front and a feature exposed brick wall. The generous and contemporary styled en suite bathroom comprises a bath, separate shower cubicle, wall basin and WC.
- There are two further bedrooms on this floor, both with attractive views to the front.
- Arranged over the second floor is a further bedroom with an outlook to the front and small windows to the rear and both sides.
- The house is approached over a shared drive which culminates in the stone pillared private entrance and drive which provides parking for a number of cars. To one side is a pond with aquatic planting, bound in part by an attractive wall, and there are double gates leading to the garden.
- The studio/store was formerly stables and now comprises two store rooms and a studio/gym. This building has planning to convert to a one bedroom annexe.
- Within the garden is a potting shed which has planning permission to convert to a home office with a WC.
- The part walled garden is principally laid to lawn with areas of decking with inset lighting which provide ideal areas for al fresco entertaining and to enjoy the views over the surrounding countryside. There are beds and borders flanking the lawns planted with a number of trees and shrubs.
- To the rear of the property is an unusual attached viney which provides the opportunity to incorporate into the main accommodation or to use as intended, as a greenhouse to grow vines. There is also a boiler house and an additional garden shed.



The Coach House, Shoreham

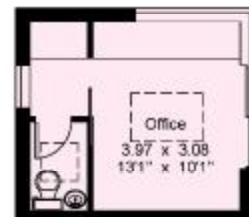
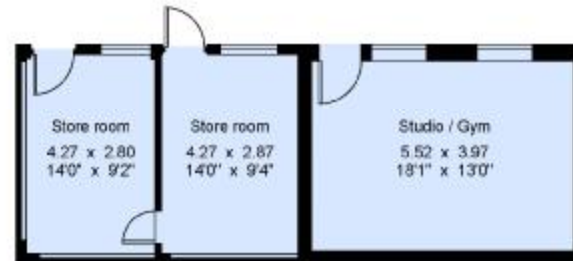
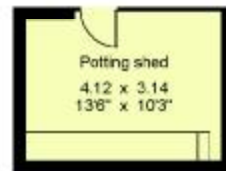
Gross internal area (approx.)

- Potting Shed - 12.7 sq m (136 sq ft)
- Proposed Office - 17.7 sq m (190 sq ft)

- Studio / Store - 47.7 sq m (513 sq ft)
- Proposed Annexe - 44.4 sq m (477 sq ft)

For identification only - Not to scale

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Tenure Freehold

Services Mains water and electricity. Shared private drainage. Oil fired central heating. Some under floor heating.

Local Authority Sevenoaks District Council 01732 227000.

Tax band 'G' rates for 2019/2020 - £3,072.82

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. Continue through the village turning right onto the High Street and proceed out of the village. Take the next right onto Shacklands Road. The shared entrance for The Coach House will be found along on the left.


Viewing Strictly by appointment with Savills.

FLOORPLANS

Gross internal area: 2046 sq ft, 190.1 m²

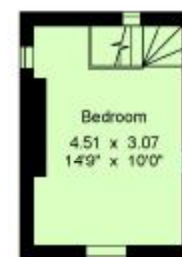
The Coach House, Shoreham

Gross internal area (approx.)

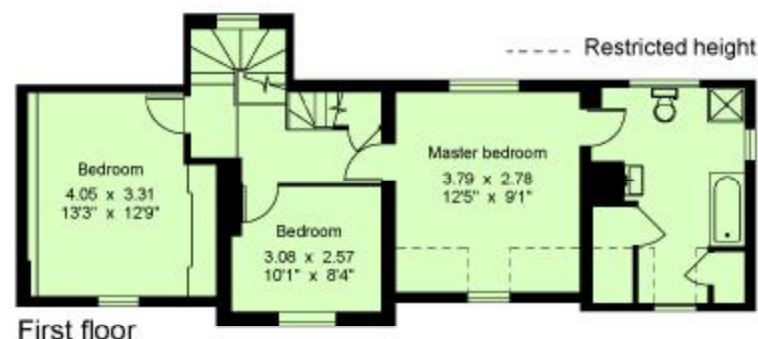
 House - 190.1 sq m (2046 sq ft)

For identification only - Not to scale

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Second floor



First floor

Sevenoaks

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