



Mallards, High Street, Eynsford, Dartford, Kent

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# Mallards High Street, Eynsford, DA4 0AA

A delightful, detached family home with flexible accommodation and an attractive riverside garden

M25 (Jct 3) 2.4 miles, Sevenoaks town centre 7.2 miles, Sevenoaks mainline station 8.2 miles, Eynsford station 0.6 miles within easy walking distance

Sitting room | Dining room | Breakfast area  
Kitchen | Cloakroom | Principal bedroom with en suite bathroom | Bedroom 2 | Bedroom 3 currently being used as a Dressing room  
Bedroom 4 currently being used as a study  
Family bathroom | Garage | Garden | EPC D

## The property

Mallards is a splendid, detached family home with plenty of character and enchanting gardens, located in the heart of the idyllic village of Eynsford. The property has partially weatherboarded elevations outside, while inside there are exposed timber beams and original fireplace.

The main reception room is the 25ft sitting room, which has an impressive brick-built fireplace and French doors opening onto the beautiful garden. There is also a formal dining room, while the kitchen and breakfast area offers plenty of storage in fitted units, an integrated hob and oven and space for all the necessary appliances.

Upstairs, the generous principal bedroom has built-in storage and an en suite bathroom. There is one further bedroom, as well as a dressing room and a well-proportioned study, both of which could be used as additional bedrooms if required. The first floor also has a family bathroom with a separate shower unit.

## Outside

At the front of the property there is a gravel driveway with parking space for several vehicles and access to the integrated garage. The rear garden extends to the banks of the River Darent, which flows gently past and creates a sense of peace and tranquillity. There is an area of paved and gravel terracing, a lawn, border flowerbeds and a variety of shrubs and trees. Beyond the garden and across the river there are views towards the local cricket club.

## Location

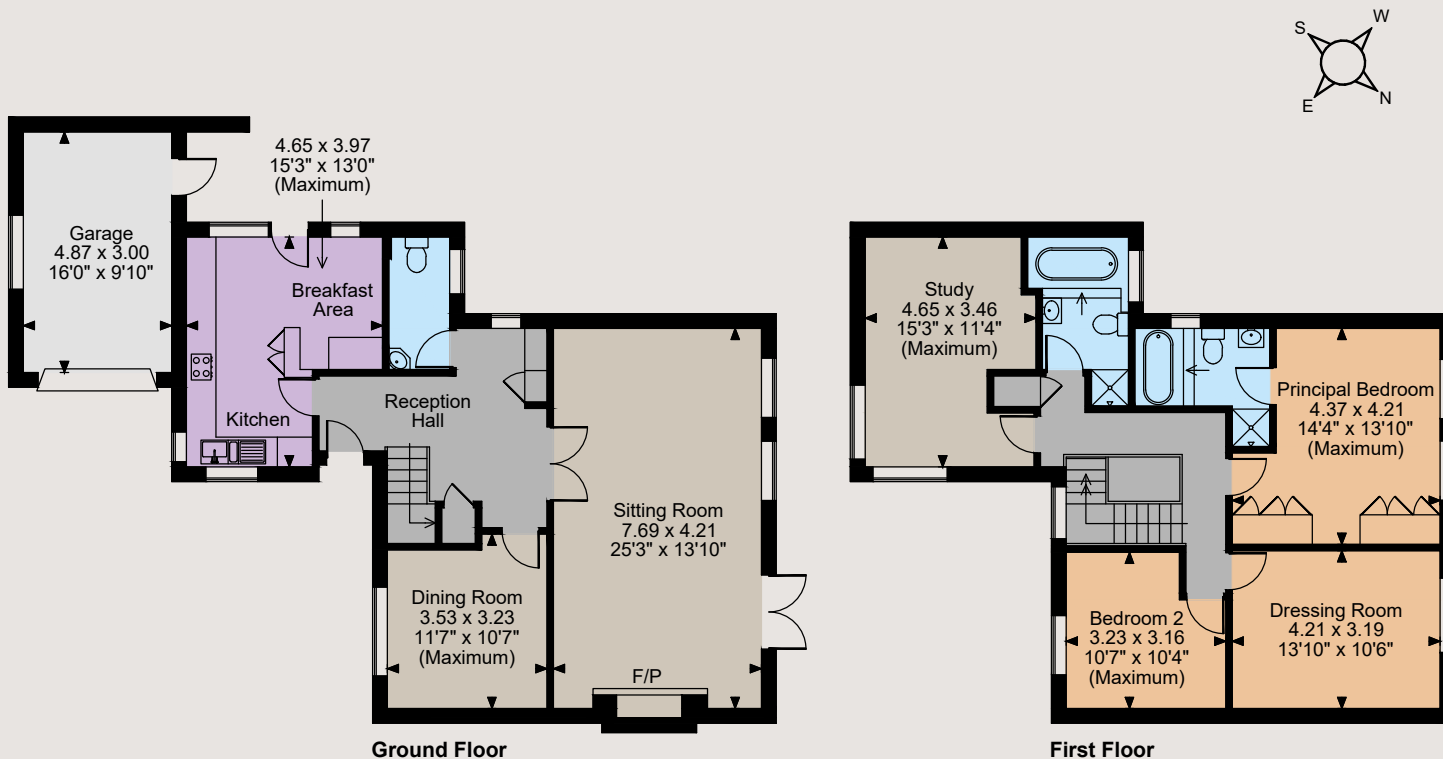
The charming village of Eynsford lies in a peaceful rural setting, surrounded by the countryside of the Kent Downs. The village is known for its medieval castle ruins, while it also provides several everyday amenities, including pubs, a village hall, local shops and a primary school. Eynsford also has a station, providing services towards London Bridge, St Pancras and Victoria, changing at Swanley (31 minutes). Sevenoaks is just a short drive away, with its comprehensive range of educational, recreational and shopping facilities. Both the M25 and M20 are less than three miles away, providing easy access to Gatwick, Heathrow, Stansted and City Airports, Bluewater Shopping Centre, the Channel Tunnel and the Dartford river crossing. Within a short distance, there are a good selection of highly regarded state and private schools. Knole Park, with approximately 1,000 acres of parkland is close by and is one of the last remaining medieval deer parks.







Floorplans  
Main House internal area 1,674 sq ft (156 sq m)  
Garage internal area 157 sq ft (15 sq m)  
For identification purposes only.



## Directions

From Sevenoaks, take the A225/High Street and continue north into Otford. At the roundabout in Otford, take the second exit onto the A225/Station Road and continue for a further four and a half miles, into Eynsford. You will find the property on the left-hand side.

## General

**Local Authority:** Sevenoaks  
**Services:** All mains including gas  
**Council Tax:** Band G  
**Fixtures and Fittings:** TBC  
**Tenure:** Freehold  
**Guide Price:** £995,000

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

## Sevenoaks

15 Bank Street, Sevenoaks, Kent TN13 1UW

**01732 459900**

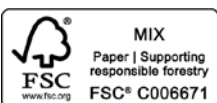
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