

Little Mote  
High Street  
Eynsford



Strutt  
& Parker

Land and property. Since 1885.

Situated in the middle of 1.2 acres, this wonderful house has light and well proportioned accommodation. Situated at the end of a long private drive and adjacent to Eynsford Castle

#### The Property

An attractive and characterful house in an enviable position, in the middle of 1.2 acres, this wonderful house has light and well proportioned accommodation. Situated at the end of a long private drive and adjacent to Eynsford Castle, Little Mote is Grade II listed and offers almost 3,000 sq ft of sensitively updated accommodation arranged over three floors. Configured to provide a characterful and elegant living and entertaining environment, the accommodation flows from a welcoming through reception hall, featuring chequerboard flooring, a carved fire surround with overmantel, useful storage, a cloakroom, and a door leading to the terrace.

The ground floor comprises a parquet-floored sitting room with a stunning carved stone fireplace and woodburning stove, and a parquet-floored dining room with a large inglenook, bespoke storage, and access to a fitted store—currently used as an office—with doors opening to the terrace and to a studio which benefits from large picture glazing and French doors. The kitchen is fitted with a range of wall and base units and modern integrated appliances. An inner hall off the reception hall gives access to a fitted utility room and a dual aspect reception room, currently used as an office but could be a bedroom too.

On the first floor, the property offers a vaulted principal bedroom with a fireplace, three further bedrooms—one of which includes an interconnecting double bedroom also accessible from the landing—a family bathroom with a corner fireplace, and a separate family shower room. The remaining double bedroom and an office, which could also serve as an additional bedroom, are located on the second floor.

**2,964 sq ft (275 sq m)**  
**6 bedrooms**  
**2 bathrooms**  
**3 reception rooms**  
**Freehold**  
**1.2 acres**

**Guide price £1,475,000**



There has been preplanning approval for single storey extension on the east side of the house to create a larger kitchen.

#### Location

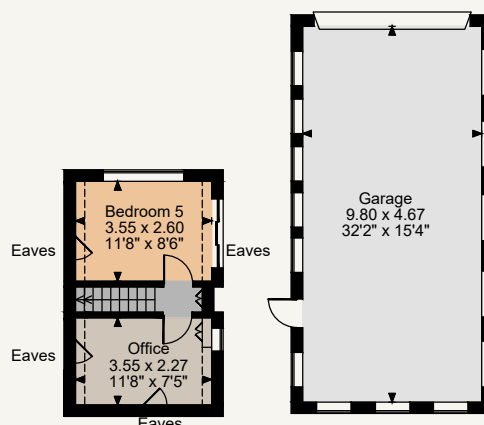
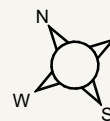
Set on the banks of the River Darent, the picturesque conservation village of Eynsford offers a good range of amenities including a church, village hall, local shops including a newsagent, butcher, general store and hairdresser, several pubs and a primary school, all surrounded by rolling hills, farmland and ancient woodland. More extensive shopping, recreational and service facilities can be found in the nearby towns of Swanley, Dartford, Sevenoaks, Gravesend and in Bluewater Shopping Centre.

Communications links are excellent: buses link the village to Swanley and Sevenoaks, the nearby M20 and M25 give access to major regional centres, the motorway network and London, Eynsford station (0.7 mile) offers regular services to central London (London Bridge 32 minutes, London Blackfriars 54 minutes), fast trains from Orpington and Ashford International, the Channel Tunnel and the Port of Dover provide regular services to the Continent.

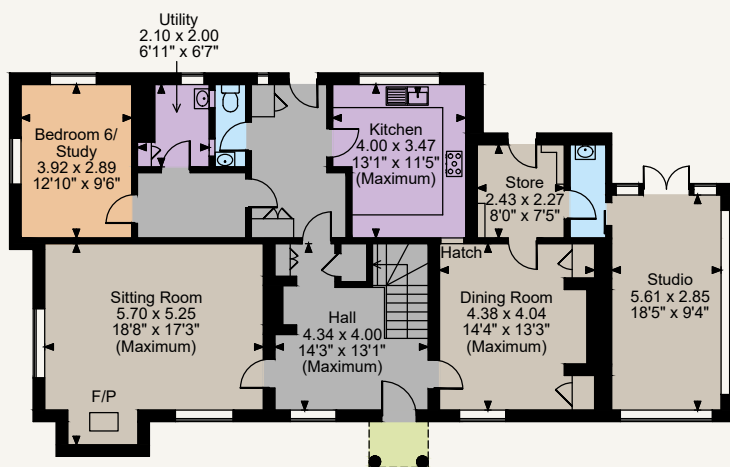
Postcode area: DA4

#### General

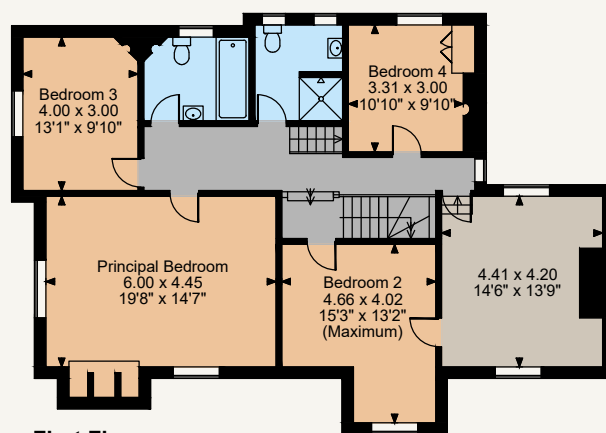
Local Authority: Sevenoaks District Council  
Services: All mains service including gas  
Council Tax: Band H  
EPC Rating: E  
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



Second Floor



Ground Floor



First Floor

The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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## Sevenoaks

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