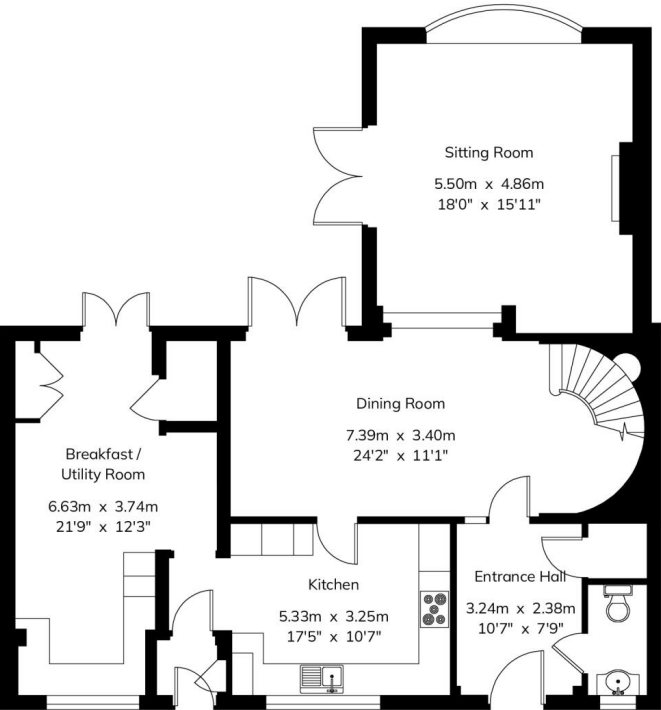
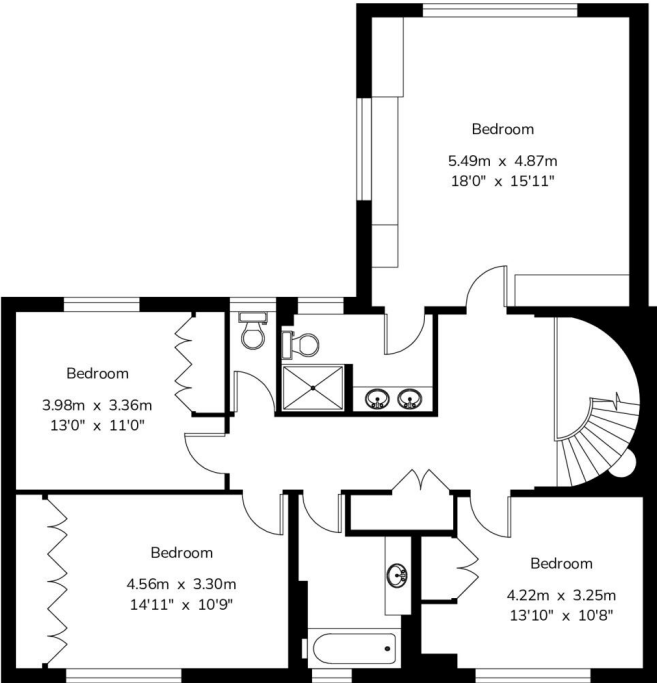


23 Shoreham Place

Gross Internal Area : 215.9 sq.m (2323 sq.ft.)



Ground Floor



First Floor

For Identification Purposes Only.
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23 SHOREHAM PLACE, SHOREHAM, SEVENOAKS, KENT TN14 7RX

Discover elegant and spacious living with this Neo-Georgian style residence, which is in excellent condition and is move-in ready. Featuring four double bedrooms, including principal suite with en-suite, a stylish kitchen, three reception rooms, a downstairs cloakroom, off-street parking for multiple vehicles, a private rear garden and the practicality of a large utility room. Nestled within a highly sought-after private development, residents enjoy exclusive access to seven acres of beautifully maintained parkland - perfect for those who enjoy expansive outside space yet do not want the upkeep. Just a short walk to Shoreham station and the charming village centre, with its vineyard, eateries, shop, and pubs, this home blends convenience with countryside charm. The perfect opportunity to enjoy premium village living with none of the compromise.

Four double bedrooms ■ Principal bedroom with en-suite bathroom ■ Upstairs family bathroom and downstairs cloakroom ■ Utility Room ■ Three reception rooms and large entrance hall ■ Ample parking on driveway ■ Private rear garden with direct access to approximately 7 acres of park-like communal gardens ■ Desirable location in popular village of Shoreham ■ Neo-Georgian style, ready to move into property ■ Solar panels

PRICE: GUIDE PRICE £975,000 FREEHOLD

SITUATION

Shoreham is a picturesque village nestled in the Darenth Valley, alongside the River Darenth that winds around the North Downs. It is situated about 6 miles from Sevenoaks Town Centre; Shoreham has a thriving community with many clubs and societies. There are 3 local pubs as well as The Mount Vineyard which produces award winning wines and has its own restaurant and wine tasting facilities.

There are many walking opportunities, especially along the riverbanks and up onto the North Downs. Lullingstone Park hosts an 18-hole golf course. Darenth Valley Golf Club neighbours Shoreham Place.

Shoreham has its own local Primary school, and it is in proximity to a selection of outstanding primary and secondary schools, with Otford Primary School, Russell house Prep and St Michael’s Prep all located within a 2-mile radius.

Shoreham railway station has direct services to London Blackfriars, with services via Sevenoaks, Swanley or Otford serving stations such as London Bridge, Charing Cross and Victoria. Sevenoaks Station is about 5.5 miles, offers faster and more frequent trains into London in as little as 22 minutes.

Junction 4 of the M25 is just 3.5 miles away giving access to Gatwick, Heathrow and the motorway network.

DIRECTIONS

From Sevenoaks High Street proceed north down Dartford Road to the Bat and Ball traffic lights and continue straight across. Continue past Sainsbury’s on the right, across the roundabout and along the A225 towards the village of Otford. Take the second exit right at the pond, then continue along station road and over the railway line. Bear left and continue on the Shoreham Road and out of Otford. Shoreham Village is signposted on your left. Turn here and continue past the golf club which is on your left and Shoreham place is the next turning on your left. Continue down the drive and past the entrance piers

GROUND FLOOR

ENTRANCE HALL

3.24m x 2.38m (10' 8" x 7' 10") Spacious entrance hall with doors to cloakroom and cupboard with space for coats and shoes, tiled floor, radiator, coving, double multi-paned glass doors to dining room.

CLOAKROOM

Obscure double glazed window to front, vanity unit, radiator, low level WC, tiled floor, radiator.

DINING ROOM

7.39m x 3.4m (24' 3" x 11' 2") Parquet flooring, French doors to patio, two radiators, step down to sitting room, multi-paned door to kitchen, coving, spiral staircase up to first floor.

KITCHEN

5.33m x 3.25m (17' 6" x 10' 8") Stylish and tasteful fitted eggshell blue kitchen with a range of co-ordinated wall and base units with quartz counter tops, comprising a fitted AEG dishwasher, Neff double oven, hidden bin storage, deep pan drawers, Neff induction hob with extractor above, radiator, large pantry cupboard, sink inset to worktop with mixer tap and drainer. There is a double glazed window to the front, door to the front porch, and an opening to the utility/breakfast room.

FRONT PORCH

Door to front, tiled floor, shelving, wall-mounted cupboard.

BREAKFAST/UTILITY ROOM



6.63m x 3.37m (21' 9" x 11' 1") Double glazed window to front, French doors to the rear opening out to the patio. Ample utility space and a breakfast area, with an Samsung American style fridge freezer, base units providing plenty of storage, pull-out carousel drawers, wine storage, vertical full length radiators and shelving. Two large storage cupboards, one housing Firebird oil fired boiler with shelving, the other housing RCD unit, electric meter, watering system and shelving.

SITTING ROOM



5.5m x 4.86m (18' 1" x 15' 11") Parquet flooring, elegant stone surround electric fireplace, large five pane bay window with lovely garden views, three radiators, French doors to patio, recess with display shelving unit, coving.

FIRST FLOOR

LANDING

Elegant feature spiral staircase up to a spacious landing, with the option for a stairlift. Doors to bedrooms and bathroom, carpet, large airing cupboard housing solar panel control and shelving, radiator, hatch to loft which is part boarded with a ladder.

PRINCIPAL BEDROOM



5.49m x 4.87m (18' 0" x 16' 0") Large main suite with double glazed windows to the side and rear with fantastic views over the gardens, coving, door to en-suite, radiator, fitted furniture comprising a desk, drawers and wardrobe.

EN-SUITE

Tiled, with obscure double glazed window to rear, low level WC, radiator, heated towel rail, double vanity unit, shaving point, step-in shower.

BEDROOM

4.22m x 3.25m (13' 10" x 10' 8") Double bedroom with double glazed window to front, radiator, carpet, fitted wardrobes, coving.

BEDROOM



4.56m x 3.30m (15' 0" x 10' 10") Double bedroom with double glazed window to front, carpet, radiator, fitted wardrobes, coving.

BEDROOM

3.98m x 3.36m (13' 1" x 11' 0") Double bedroom with double glazed window to rear with wonderful views of the gardens, fitted wardrobes, radiator, coving, carpet.

BATHROOM



Impressive vanity unit, heated towel rail, obscure glass window to front, bath with tiled splashback and shelf, motion sensor light.

WC

Fully tiled, low level WC, obscure double glazed window to the rear, radiator.

OUTSIDE

FRONT GARDEN AND DRIVEWAY

Parking for multiple vehicles, area of lawn, flower beds, path to front door.

PRIVATE REAR GARDEN

The patio is perfect for al fresco dining, with outside lights and colourful flower beds. There is a Japanese style garden, storage unit, pond and water feature. The private garden provides plenty of space to enjoy with lovely views out to the River Darent, yet can be as low maintenance as one would choose, as residents of Shoreham Place reap all the benefits of expansive gardens, with none of the maintenance commitment. The communal gardens can be easily accessed.

COMMUNAL GARDENS



Providing approximately 7 acres of space exclusively for Shoreham Place residents to enjoy, the communal gardens are a special asset of this home. This picturesque setting features rolling lawns, mature trees, and serene woodland areas that extend to the River Darent—an ideal retreat for nature enthusiasts and families. The parkland is rich with wildlife such as geese, and offers peaceful seating areas where you can relax and enjoy the natural beauty.

AGENTS NOTE

Council Tax: Band G (approx. £3962.38 2025/26 figure). There is a residents charge of circa £600 per annum to the board which is managed by the residents, and this goes toward the upkeep of communal areas.