



GRAHAM
JOHN

MAKE LIFE SPECIAL

A home that inspires

and gently hugs you

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Full of promise

a garden and a charming home that both bring pleasure

The Details

Delightful cottage
Grade II listed
Conservation area
2 double bedrooms
Living room
Inglenook fireplace
Original bread oven
Kitchen
Shower room
Cottage garden
Studio

This is a home that excited us from the moment we arrived and it exudes a palpable charm, one that relaxes and delights you.

There is a romance associated with life in an English cottage, it is about much more than just the age of the house, it is about the feel of it, the proportions. A real home gets inside your psyche and adds another level to the way you enjoy life.

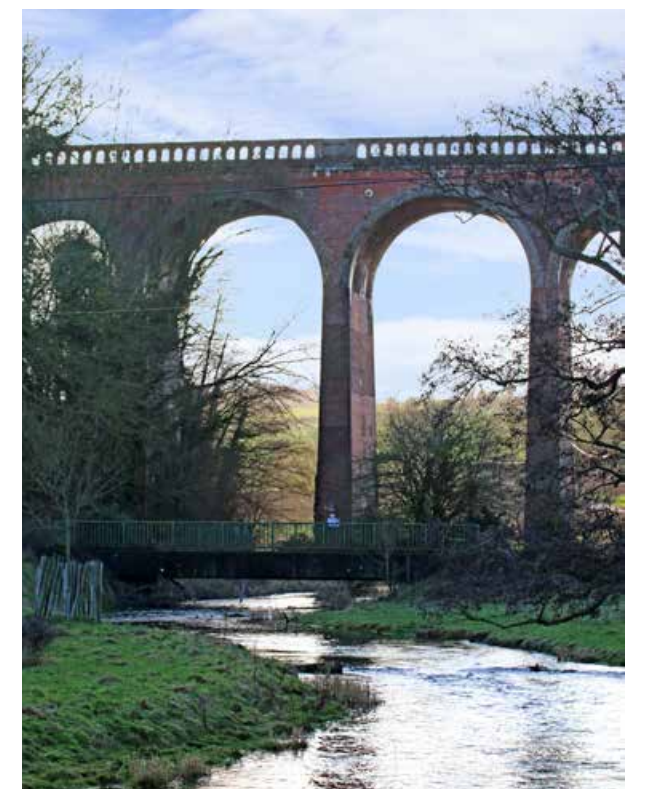
Eynsford is a delightful place to be, the charming High Street has a look that will captivate any new visitor. Period cottages line the conservation area and the array of architectural styles each century has brought with it ensures visitors will love the picturesque feel. The fall in love moment for many is when they turn their heads to look down a side street and spot the bridge and the ford, it's a scene that could grace a Constable canvas.

When you then begin to look around the area, to explore, that's when you truly appreciate how incredible this little village is.

Just down the road you'll find Lullingstone Roman Villa, Lullingstone Castle, Summer brings with it wafts of lavender from the nearby fields and footpaths lead through glorious Kentish scenery.



A picturesque village



Lots to discover nearby

Eynsford has its own ruined castle an English Heritage site. In truth it is the river, the valley and the fields around that seduce people to live here.

Our clients bought this cottage in 1991, it was a return to a village that had already claimed a place in their heart and, when they viewed it, romance was kindled once again to make a home here.



Country Kitchen
with dinning

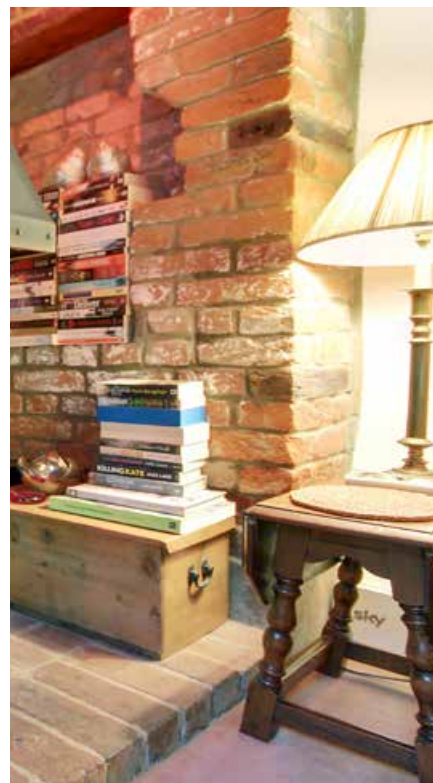
This home is available for viewing by appointment through Graham John Estate Agents.

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A classic cottage feel



Dressing the fireplace adds extra charm to the room and, whether it is a decorative space or home to a roaring log fire, it will bring pleasure.

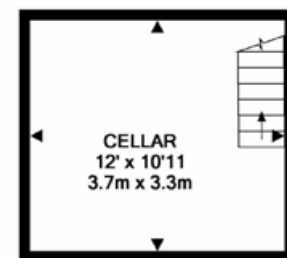
The wine collection will be leaving with the owners we're sorry to break the news to you. It is a fabulous cellar, so whether you make it the home for your bottles or find another use for the space, it is an important asset to life here.



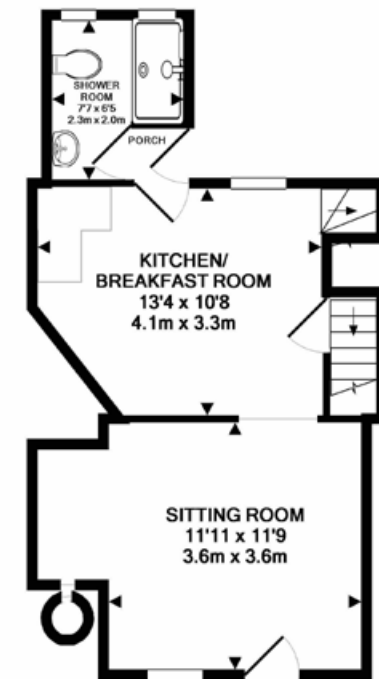
The Inglenook fireplace is wonderful



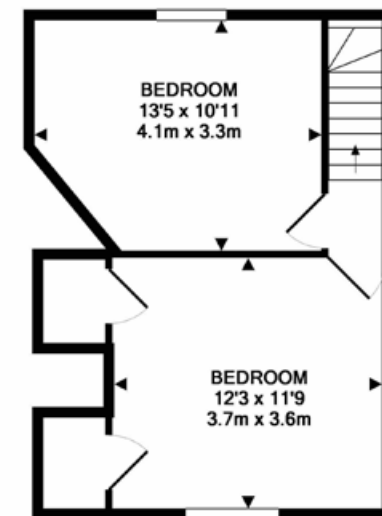
An artists bedroom



BASEMENT LEVEL
APPROX. FLOOR
AREA 131 SQ.FT.
(12.2 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 363 SQ.FT.
(33.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 342 SQ.FT.
(31.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 836 SQ.FT. (77.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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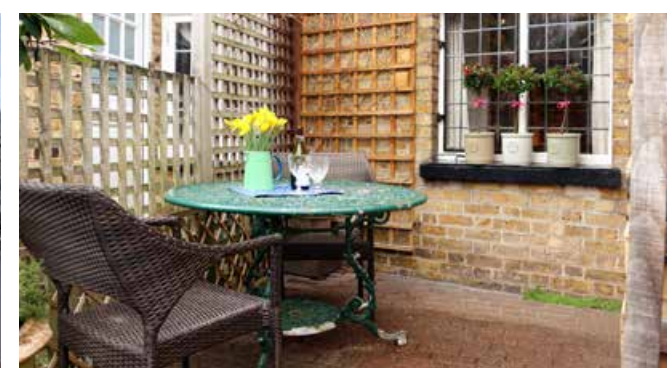
A garden to disappear into and enjoy



Nearby Lullingstone Castle is one of the many local delights to discover. This is an incredible area to live in for history and scenery.



We love that a home can provide so many 'moments', whether they be a drink at the table, pausing to admire your garden through the seasons, spending a moment in the summerhouse or wandering down the road to one of the local shops for a chat and something you need, to just enjoying a drink in the tea rooms by the ford.



Eynsford has a charm of its own, a special feel and when you spend a little time looking around the village, it becomes very easy to picture yourself enjoying life in this community. ■

The summerhouse has been an incredible studio, delightful to work within and inspiring, it has been an integral part of the joy of living here.