





The Lodge, Shoreham Road, Eynsford, Dartford

£1,200,000 Freehold

A unique former gatehouse dating from c.1890, set within an acre of secluded woodland near Lullingstone Castle. This spacious home features a self-contained annex accessed via an underground passage, stunning valley views, superb entertaining spaces, and modern upgrades.

EPC Rating: E

Please scan here for a virtual tour of the property:

02084678304
enquiries@djames.co.uk

A Unique Country Retreat with History, Character and Exceptional Versatility

Dating back to around 1890 this remarkable property offers a rare opportunity to own a truly individual home in an idyllic countryside setting. Rich in character and local heritage, the house enjoys a spectacular position on the side of a valley, surrounded by approximately one acre of private gardens and woodland, with stunning views. As soon as you enter the front door it offers an exceptional sense of peace and seclusion.

Over the years, the property has been thoughtfully modernised while retaining its unique charm and period character. The deceptively spacious accommodation is arranged over three floors and offers flexible living space suited to modern family life, entertaining, home working or multi-generational living.

The welcoming entrance hall has been transformed into a charming library with bespoke fitted bookcases, while the generous living room has been opened up to create a wonderful sense of space and flow. Oak flooring runs throughout the principal living areas, and a wood-burning stove provides a cosy focal point during the winter months. The large kitchen/dining room offers ample space for family gatherings and entertaining, centred around an electric Aga and complemented by handcrafted furniture and quality wooden worktops.

Every room in the main house benefits from a dual aspect, filling the interiors with natural light and offering beautiful views of the surrounding gardens and countryside. The flexible layout includes up to five double bedrooms, with additional reception space that could serve as a second sitting room, home office, gym or guest bedroom.

Significant improvements have been carried out in recent years, including a complete replacement roof, updated boilers, modernised bathrooms, upgraded electrics and extensive maintenance works, ensuring the property is ready for its next chapter.

Outside, the grounds are a true highlight. Extensive terraces, decking and covered entertaining areas provide wonderful spaces for outdoor dining and social gatherings throughout the year. Mature trees create a natural sanctuary, with woodland paths winding through the grounds and leading to hidden seating areas and open meadow spaces. The sound of birdsong, frogs and owls enhances the tranquil atmosphere, while the nearby River Darent and surrounding countryside offer endless opportunities for walking and enjoying nature.

Adding further appeal is "The Nook", a beautifully converted detached annex connected to the main house via a unique linking tunnel. Designed with a contemporary aesthetic that contrasts beautifully with the character of the original house, the annex includes its own kitchen, bedroom, bathroom and living space. Currently used as a home office and art studio, it offers excellent potential as guest accommodation, independent living space or a holiday let.

Additional features include a charming shepherd's hut with wood-burning stove and sleeping accommodation, a summer house, multiple outbuildings, extensive parking and further development potential subject to any necessary consents.

Despite its wonderfully secluded setting, the property is conveniently located within walking distance of a railway station and approximately 20 minutes on foot from the picturesque village of Eynsford, which offers local shops, pubs, churches and everyday amenities.

A much-loved home for over two decades, this exceptional property combines history, privacy, versatility and natural beauty to create a truly special country residence unlike any other.

Sellers Personal Statement:









For 24 years, as well as serving as my oasis from the world, this home has been the center of not only my large extended family, but the visiting base for many friends from all over the country and the world. It is a house perfectly set-up for all year round entertaining with no worry ever about disturbing anyone with music, laughter and lively conversations deep into the night!

Whether there are two or thirty guests, soaking up the beautiful views over woodland and the valley, without a building structure in sight is a delight in Spring and Summer. Sitting in the evenings, with the soundtrack provided by frogs and owls, there is a sense of tranquility that is hard to find elsewhere in the South East! Winter brings its own delights and the covered patio, kitchen or living room provide a cozy place to relax for a Christmas party or to watch New Year fireworks in the garden with heaters and pretty lighting that create a magical atmosphere. Whatever the season, it is truly a place where you can live and celebrate outdoors.

However, when the visitors leave, it is also a peaceful and secluded refuge where you can shut out the world. The indoor space is extremely versatile. It is a quirky, individual, one-of-a-kind home that I will be very sad to say goodbye to. Leaving will be the end of an era not only for myself, but for the extended family and friends who have loved and enjoyed it over the years.

Council Tax Band: G
Tenure: Freehold
Parking options: Off Street, On Street
Garden details: Rear Garden
Electricity supply: Mains
Heating: Oil, Underfloor, Woodburner
Water supply: Mains
Sewerage: Septic Tank
Broadband: FTTC



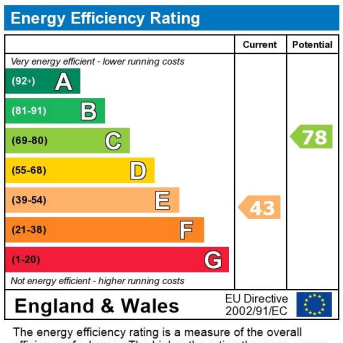












The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.