



Ibbett Mosely

Lord Darby Mews, Cudham, TN14 7QQ



A beautiful and unique four double bedroom home of character located within the grounds of Cudham Hall. Built by well regarded local developers Purelake to a very high specification in 2007 the property is offered for sale free of chain.

- Four Double Bedrooms
- Three Bath/Shower Rooms (Two En-Suite)
- Lounge \* Dining Room \* Study
- Kitchen/Breakfast Rooms
- Conservatory
- Cloakroom
- Gas Central Heating
- Box Sash Timber Double Glazed Windows
- Private Garden
- Double Garage with Remote Control Doors

Price Freehold £1,100,000

## HISTORY

Cudham's history dates back to the Anglo-Saxon times with a mention of Cudham Church which is dedicated to St Peter and Paul, in the Domesday Book of 1087. There has been a church on the same site in Cudham since the mid 10th Century. Two ancient yew trees stand outside the church and are thought to be older than the church, one may possibly be 1500 years old.

The historic focus of Cudham was part agricultural and part residential and in particular the area provided large country houses for prosperous businessmen and professionals. Cudham Hall is a Victorian property of medium size situated to the east side of Cudham Lane South.

A few meters from Cudham hall is the local inn "The Blacksmiths Arms" which dates back to the 17th Century.

Cudham retains the natural beauty of Kent. Charles Darwin resided at Down House, a

short distance away and wrote the famous works "The Original Species" (1859) and the Descent of Man (1868)

## LOCATION

Cudham is a picturesque village surrounded by open countryside which is situated about eight miles northwest of Sevenoaks with it's wide range of shops and amenities. The nearest station is at Orpington about four miles away with good parking and fast trains to London.

There are both state and private schools in the surrounding area as well as sporting and recreational facilities.

The nearest access to the M25 is at junction 4.

## SPECIFICATION

Key Features include:

- \* Underfloor heating to the entire ground floor and all bathrooms.
- \* Hardwood custom built conservatory.
- \* Bespoke fully fitted study with Neville Johnson units.
- \* Double AEG Stainless steel ovens.





- \* Private landscaped garden.
- \* Chrome ironmongery.
- \* Natural limestone tiled flooring to the hall, kitchen/breakfast room and conservatory.
- \* Traditional box sash timber double glazed windows.

## ELECTRICAL

- \* Home Network System for home entertainment.
- \* Mood lighting to the living room, dining room, kitchen/breakfast room and bedroom one.
- \* TV/FM/DAB digital and telephone points to all rooms.
- \* Recessed low voltage down lighters throughout with approximately 50% being LED.
- \* Burglar alarm system.

## KITCHENS

- \* A custom designed kitchen with high gloss finish.
- \* Coordinating granite worktops and upstands.
- \* Stainless steel ovens by AEG.
- \* AEG ceramic five ring gas hob and contemporary extractor.
- \* AEG integrated fridge, freezer, washer/dryer and washing machine.
- \* AEG Integrated stainless steel microwave.
- \* EG Integrated stainless steel coffee machine.
- \* waste disposal unit.
- \* Natural limestone flooring.



## BATHROOMS AND SHOWER ROOMS

- \* Contemporary white sanitary ware.
- \* Chrome taps and fittings.
- \* Grohe ceiling arm and rain shower head to bathrooms and wireless digital shower with remote control to en-suite shower room to bedroom one.
- \* Under floor heating.
- \* Designer towel rails.



## THE GARDEN

To the back of the house includes a terrace, lawns and various flowering trees and shrubs. There is a garden shed, garden tap and outside security lighting.

A gate leads to the communal gardens and grounds of Cudham Hall.

## GARAGE

There is a double garage to the front of the house.

## COUNCIL TAX

The property is in council tax band "G" and the local authority is Bromley Borough Council.

## SERVICES

Mains gas, water, electricity, telephone and high speed broadband and drainage are connected to the property.

## SERVICE CHARGES

There is an annual service charge which for the period 29 September 2023 to the 28 September 2024 is £2,807.66.

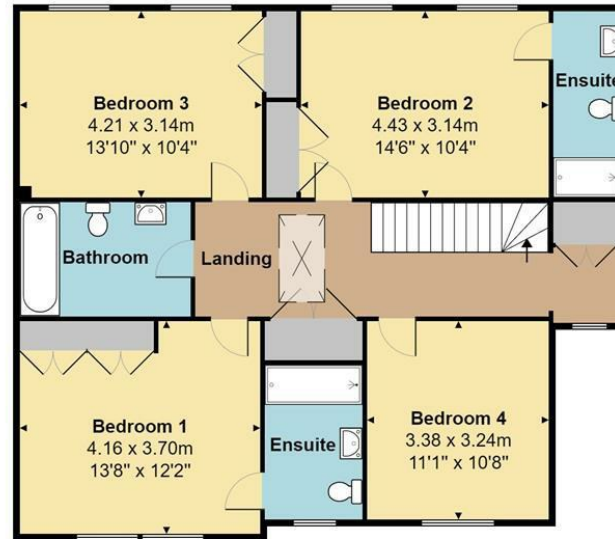


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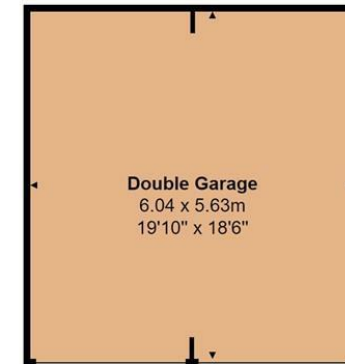
Total Floor Area: 238.0 m<sup>2</sup> ... 2562 ft<sup>2</sup>



Ground Floor  
Total Floor Area 113.0 m<sup>2</sup> ... 1216 ft<sup>2</sup>



1st Floor  
Total Floor Area 91.4 m<sup>2</sup> ... 983 ft<sup>2</sup>



Outbuilding  
Total Floor Area 34.0 m<sup>2</sup> ... 366 ft<sup>2</sup>

Measurements are approximate, not to scale and for illustrative purposes only.  
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Ibbett Mosely

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EPC Rating- C

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