



Ibbett Mosely

Cudham Lane South, Cudham, TN14 7QE



A beautifully presented detached Edwardian double fronted family residence dating from 1904 with later extensions, and with further potential for extension (subject to planning).

Internally the property has retained its period features including high ceilings and fireplaces, It is located in a semi-rural location and has a large west facing garden that extends to almost half an acre.

Price Freehold £950,000

## LOCATION

The property is situated on a convenient "Hail & Ride" bus route that connects directly to Orpington Station offering frequent services to central London in about fifteen minutes. There are shops including a Waitrose, doctors surgery, restaurants and coffee shops at Green Street Green about three miles and access to the M25 (J4) about six miles. In Cudham you will find a recreation ground, the Blacksmiths Arms Public House, a garage, village hall and parish church.

## GROUND FLOOR

A double glazed front door with stained glass panels opens to the entrance hall.

## ENTRANCE HALL

With staircase to the first floor and doors to the sitting room and dining room.

- Four Bedrooms
- Bathroom
- Sitting Room
- Dining Room
- Kitchen/Breakfast Room
- Garden Room \* Utility Room \* Cloakroom
- Gas Central Heating
- Double Glazing
- Garage \* Parking \* Workshop \* Gym
- Large Garden Extending to about Half an Acre

## SITTING ROOM

With radiator, double glazed windows to the front bay, feature fireplace with decorative tiled slips and open grate. Cornicing to the ceiling, picture rails and stripped floorboards.

## DINING ROOM

With radiator, double glazed windows to the front bay, painted brick surround to the fireplace with fitted log burning stove and display niche. Cornicing to the ceiling, picture rail and stripped floorboard. Storage cupboard under the stairs. Arch to the kitchen/breakfast/family room.

## KITCHEN/BREAKFAST/FAMILY ROOM

Fitted with a range of base and wall units including a breakfast bar, stainless steel sink unit, freestanding cooker with splash back and extractor hood over, dishwasher, radiator, quarry tiled flooring, stable door to the garden room and door to the utility room.





## UTILITY ROOM

Fitted with a base unit with plumbing and space for appliances, deep Butler sink, wall mounted Vaillant gas boiler for central heating and hot water (Installed in 2024) Door to cloakroom.

## CLOAKROOM

Fitted with a w.c. and stainless steel ladder style towel rail. Tiled walls and flooring and fitted wall shelving.

## FIRST FLOOR

### LANDING

With radiator in cabinet surround over the stairs. Hatch to the loft space.

### BEDROOM ONE

With radiator, double glazed window to the front, decorative panelling to one wall with recessed display shelving. Fitted wardrobe cupboards to one wall. Hatch with fitted ladder to boarded loft space. Stripped floorboards.

### BEDROOM TWO

With radiator, double glazed window to the front and range of fitted wardrobe cupboards to one wall. Stripped floorboards.

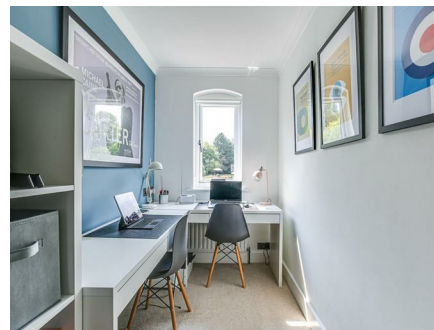
### BEDROOM THREE

With radiator, double glazed window to the back overlooking the garden. Range of fitted wardrobe cupboards to one wall and stripped floorboards.

### BEDROOM FOUR

Currently used as a study with radiator, double glazed window overlooking the back garden and carpeted flooring.





## BATHROOM

Recently refitted to include bath with free standing mixer tap, walk in shower with rain shower and separate wall shower, w.c. and hand basin with fitted drawers under. Radiator, double glazed window, ladder towel rail, tiled walls and extractor fan.

## OUTSIDE

To the front of the house there is off road parking for up to four vehicles with steps leading to the entrance, to the front there is a gravelled area. The drive continues past the house with a gate and then on to the back and leads to a range comprising a garage, workshop and gym/home office. The garden to the back is on the west side of the property and includes a sun terrace, lawn, established planting and a parterre-style garden with spa chippings, patio and four sleeper edged raised beds ready to be planted. The plot extends in total to just under half an acre.

## SERVICES

Mains gas, water, electricity and drainage are connected.

## COUNCIL TAX

The property is in an area administered by Bromley Borough Council and the property is in council tax band "F"

## ROUTE TO VIEW

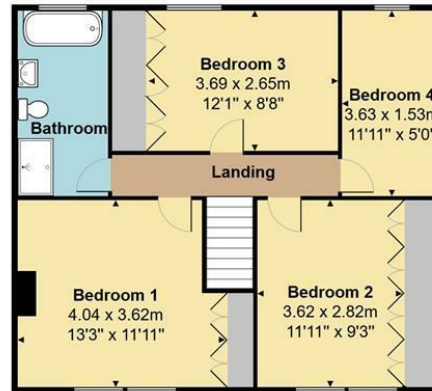
Leave Westerham on the A233 towards Biggin Hill and Bromley. Continue straight on at the roundabout and continue up Westerham Hill. Turn right just after Westerham Heights Garden Centre which is on the left into Grays Road. Continue to the far end turning left into Cudham Lane South. The property will be found on the left just after Thrift Lane.

Cudham Lane South, Cudham, TN14

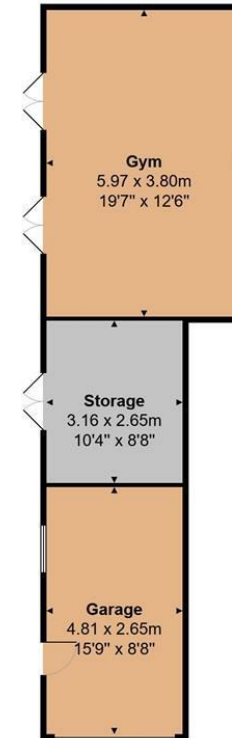
Total Floor Area: 182.0 m<sup>2</sup> ... 1959 ft<sup>2</sup>



**Ground Floor**  
Total Floor Area 77.2 m<sup>2</sup> ... 831 ft<sup>2</sup>



**1st Floor**  
Total Floor Area 60.6 m<sup>2</sup> ... 652 ft<sup>2</sup>



**Outbuilding**  
Total Floor Area 44.2 m<sup>2</sup> ... 476 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- D**

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