



The Oaks  
East Hall Road | Orpington | Kent | BR5 4EZ

# Step inside

## The Oaks

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Nestled in an idyllic countryside setting, this quaint three-bedroom cottage offers the perfect blend of character, privacy, and modern convenience. Approached via a private gated driveway, the property sits within a wrap-around garden, providing a peaceful retreat with delightful triple-aspect views of the surrounding landscape.

Thoughtfully modernised throughout, the cottage boasts a warm and inviting atmosphere with well-proportioned rooms that make the most of the natural light and scenic outlook. This is a charming family home to be enjoyed as it is or improved further. Planning permission has been granted for an additional bedroom and to significantly increase the ground floor living space, offering fantastic potential to extend or reimagine the space.

The property benefits from excellent connectivity into London, making it ideal for commuters seeking the best of both worlds – peaceful country living with easy access to the capital. Orpington Station is a short drive away, providing fast and frequent train services, reaching London Bridge in under 20 minutes with additional direct routes to Charing Cross, Cannon Street and Victoria. Its proximity to the M25 and A21 is ideal, ensuring easy access to the surrounding areas and beyond.

In addition to its connectivity, Orpington boasts excellent schools, vibrant shopping areas and green spaces such as Priory Gardens and High Elms Country Park, making it a desirable location for families, professionals, and commuters alike.







# Seller Insight

“The Oaks has been our home for the past five years. What first drew us in was the perfect balance of a semi-rural lifestyle with the convenience of an easy commute into London. Having lived in the heart of the city for years, we longed for a more peaceful setting to start a family—somewhere that offered both tranquillity and security.”

“Since moving in, we have thoughtfully modernised and future-proofed the property to ensure both comfort and longevity. The home now blends modern convenience with a charming country feel, offering the best of both worlds. We have outstanding high-speed internet through Starlink, which allows for seamless work and entertainment while enjoying the beauty of a rural setting.”

“Our favourite space is undoubtedly the kitchen, which we extended to create a hub for family life. It is a wonderfully sociable space where we cook, work, and play together. The lounge, painted in ‘Smoking Room Green’ by Farrow & Ball, really sets the tone for the room and it is cosy, inviting, and the perfect spot to unwind with a book.”

“The garden is a true extension of our home, wrapping around the property and offering sunshine throughout the day. On one side, we enjoy farm views, while the other provides a sheltered retreat, a rookery leading to a majestic oak tree—home to a resident owl. A more private corner of the garden features mature shrubs, apple trees, and elderberry bushes.”

“This home is perfect for entertaining. The kitchen flows beautifully into the garden, where our pizza oven, patio heater with built-in speakers transform summer evenings into wonderful gatherings. The privacy of the space allows for true freedom, something which is going to be hard to replicate.”

“The sense of community here is something truly special. From the small, thoughtful touches—like waking up to a Lindt bunny left by the local farmers at Easter—to the vibrant cricket club and annual country fair, where the whole village comes together with stalls and animals. Our neighbours are wonderful—many have lived here their whole lives, a testament to the area. Seeing their locally grown produce on the shelves of our M&S still brings a smile to our faces.”

“There is also a deep-rooted history to these homes. Built after the war and gifted to officers, many of the families here are descendants of the original owners. The houses became smallholding farms, and to this day, few people ever choose to leave, as their homes are so intrinsically tied to their way of life.”

“Leaving this home will not be easy. We will deeply miss the freedom it offers, the peacefulness, and the stunning walks right on our doorstep. In an increasingly chaotic world, this has been our sanctuary—a place of calm and comfort. After long days in the city, returning here has always been a joy, and even after all these years, pulling into the drive still brings a sense of gratitude.”\*

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.

















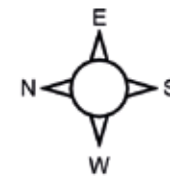
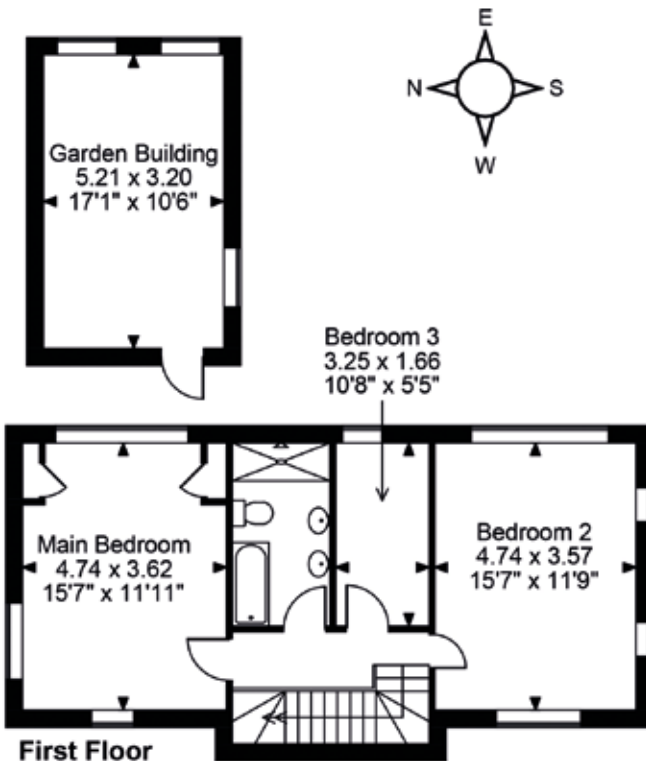
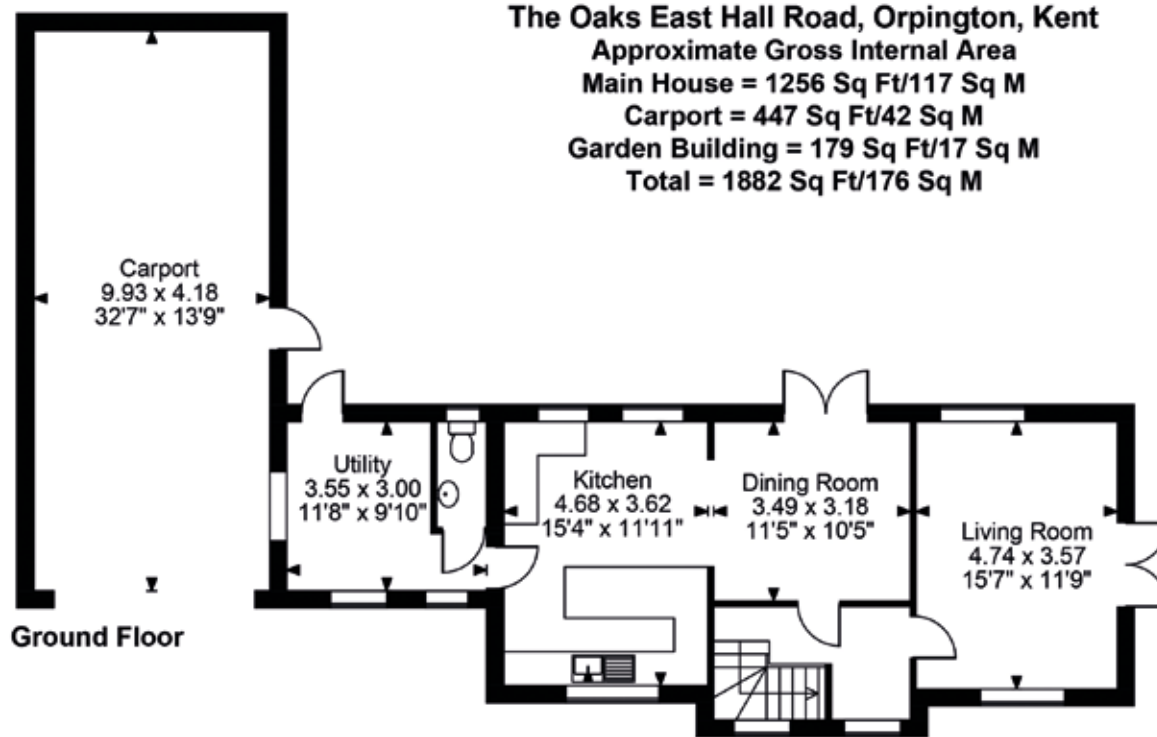












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