



Farm Cottage
Nash Lane | Keston | Kent | BR2 6AP

FARM COTTAGE



This charming 200-year-old cottage, nestled in tranquil countryside just a short walk from Keston Village, offers a perfect blend of historic character and modern luxury. Set within 0.8 acres of picturesque grounds, the property provides both privacy and sweeping views.

The heart of the home is its bespoke Neptune Henley kitchen, featuring a striking three-meter island with a marble countertop and high-quality appliances. Accommodation includes four generously sized double bedrooms, each thoughtfully designed to maximize space and natural light.

The master suite boasts a Juliet balcony, a dressing room, and an en-suite adorned with Parisian marble tiles. From this vantage point, enjoy views across the countryside with the London skyline serving as a distant backdrop.

The property's exterior features an expansive outdoor entertainment area with a built-in BBQ and a sunken hydro pool jacuzzi, ideal for al fresco dining and leisure. A separate one-bedroom annex, complete with a fitted kitchen and bathroom, offers potential for independent living or could serve as a guest suite. There is agreed permitted development to convert the annex into a separate dwelling.

Additional features include a gated entrance, a grand hall with a bespoke wine cellar, and a double-aspect fireplace connecting the living and entrance areas, all set against sweeping countryside views. For equestrian enthusiasts, a reputable livery yard is conveniently situated nearby, offering a comprehensive range of services to accommodate your horse. From the comfort of your home, you can enjoy the reassuring sight of your equine companion grazing in the adjacent paddocks, blending country living with equestrian convenience.

This exceptional residence harmoniously merges the timeless appeal of a characterful cottage with the comforts of modern living, making it a truly unique property in one of Kent's most desirable locations.









Seller Insight

“*Farm Cottage is a delightful family home, and the present owners, Giovanni and Holly, immediately loved the space and tranquil ambience of the two hundred year old flintstone house. It enjoys a fantastic location on the edge of the Nash Hamlet and is surrounded by wide stretching countryside views. However, the property was in a very sad state of repair and Holly says they knew that it would be a big project to restore the property, but they saw its huge potential.*

Working to the highest specification, using expensive materials and with fastidious attention to detail they carefully brought the house back to life. They took it back to the bare bones and Giovanni remembers standing inside with just four walls, no floorboards and the sky above him and wondering what they had done. Their work has been rewarded, and they are proud of the fantastic home they have created. Farm Cottage is now a luxurious modern home where the original features blend seamlessly with the requirements of twenty first century living.

The charm and inviting ambience of the house begins in the hallway with its beams, double vaulted ceiling and dual aspect fireplace. There are delightful views from every window, and the living room has a dual aspect, whilst the log burner makes it a cosy winter retreat. All the rooms are adaptable, and one reception room is currently a playroom.

Holly feels that the kitchen is the busy hub of the home as it is where they cook, eat and relax as a family. They put much time and effort into the design of the kitchen, which would delight any gourmet cook. There are chatty family meals round the four meter table, and at mealtime the doors of the media centre are closed to avoid the temptation of watching TV. Two double doors to the garden give a pretty backdrop to the room and with them open, you invite the garden in. Farm Cottage is a great entertaining house and is where all the extended family events are held; and the self contained annexe in the garden is ideal for overflow guests.

As you walk along the corridor on the first floor you have fantastic rural views, highlighting the connection the house has with the natural world that surrounds it. The master bedroom has a viewing window, and is a place which tempts you to sit and watch the horses, from the neighbouring stable, grazing in the field below or the countryside stretching out to the London skyline. On November the Fifth and New Years Eve the bed is pulled up to the window and the family sit comfortably to watch the London firework display. At other times it is the perfect adult sanctuary.

The large, wrap around garden, is a children's paradise, with room for swings and garden games, outside gym area, and the wild garden, perfect for exploring. The adults can savour the view as they sit on the patio. Holly says it is like having your own, sun filled, private park.

*Farm Cottage enjoys a great location with a perfect balance between rural and urban living. Community minded Keston village is a stroll away, with shops for everyday needs whilst the large areas of woodland and common are perfect for walking. Bromley and Hayes are short drives away and there is a good rail service into London. Giovanni and Holly will miss the connection to nature they have enjoyed from Farm Cottage and are sad to leave this very special property. They take away many very happy memories.**

* 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.



























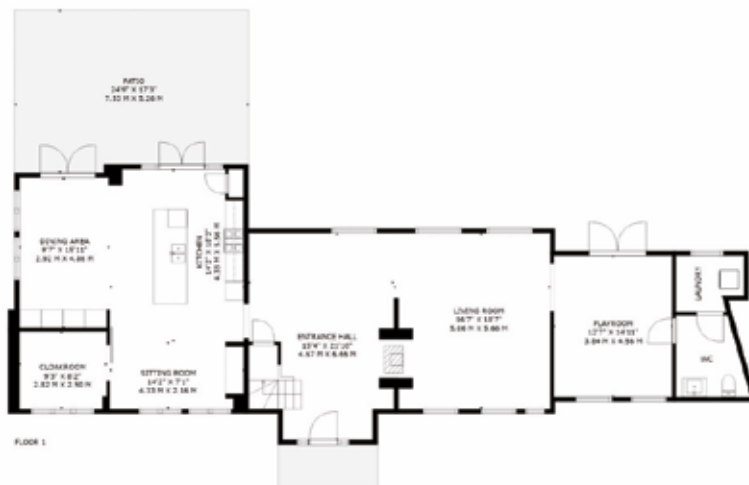
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FLOOR 2



FLOOR 3



FLOOR 1



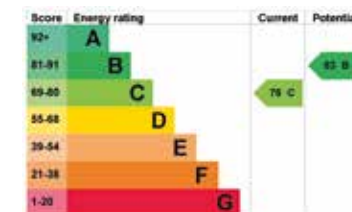
FLOOR 4

GROSS INTERNAL AREA: 3709 sq ft, 345 m2
LOW CEILINGS & OPEN TO BELOW : 92 sq ft, 9 m2
GARAGE: 342 sq ft, 32 m2

OVERALL TOTALS: 4143 sq ft, 386 m2
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION



Tenure: Freehold
Council Tax Band: G





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