



Coachman's Cottage
Pickhurst Lane | Bromley | Kent | BR2 7LJ

COACHMAN'S COTTAGE



This enchanting Coachman's Cottage blends historic elegance with modern comfort, featuring four bedrooms and two bathrooms. Set in a conservation area, it's surrounded by a mature garden originally designed by William Pitts Sr. and Jr.

Moments from the library - framed by picturesque gardens ideal for leisurely walks - this home also grants exclusive access to a private, members-only tennis court.

The home features two spacious reception rooms, a generous garage/workshop with power, and a garden, perfect for outdoor entertaining. Flowering magnolia, lilac, camellia, holly and Mirabelle plum trees creates a magical setting, particularly in the evenings, enhanced by soft garden lighting and various sun-catching seating areas. The garden has hosted weddings, summer parties and Easter egg hunts, making it a truly special space.

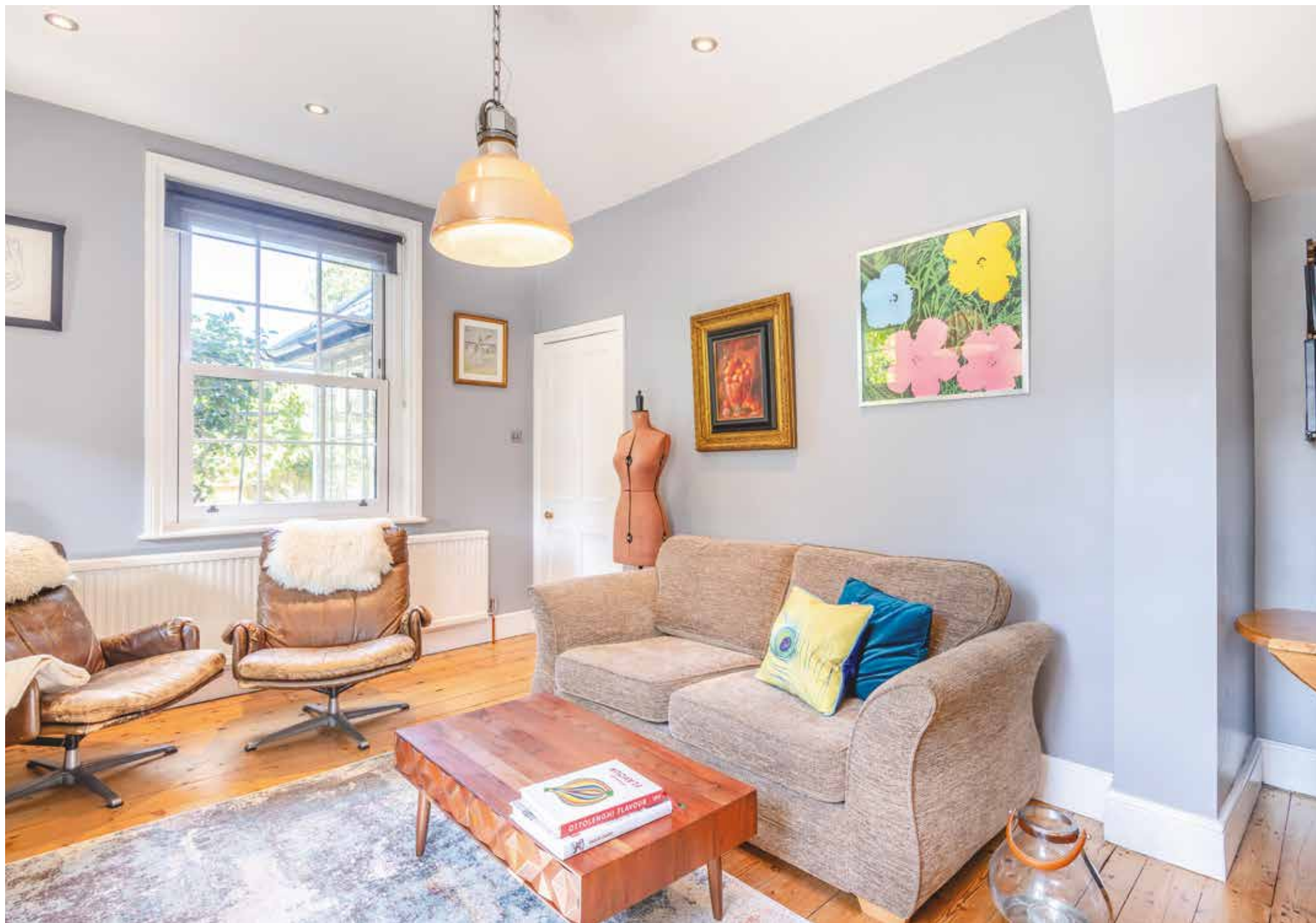
Inside, the property boasts a bright and spacious kitchen with a skylight window, elegant marble-tiled bathrooms with underfloor heating, and beautifully preserved original parquet and pine flooring throughout. Sash-style double glazing adds charm and efficiency.

Recent upgrades include structural enhancements, modernised electrical and plumbing systems, improved heating, and advanced wiring for high-speed connectivity. Additional features such as enhanced security and generous private parking further elevate the home's appeal.

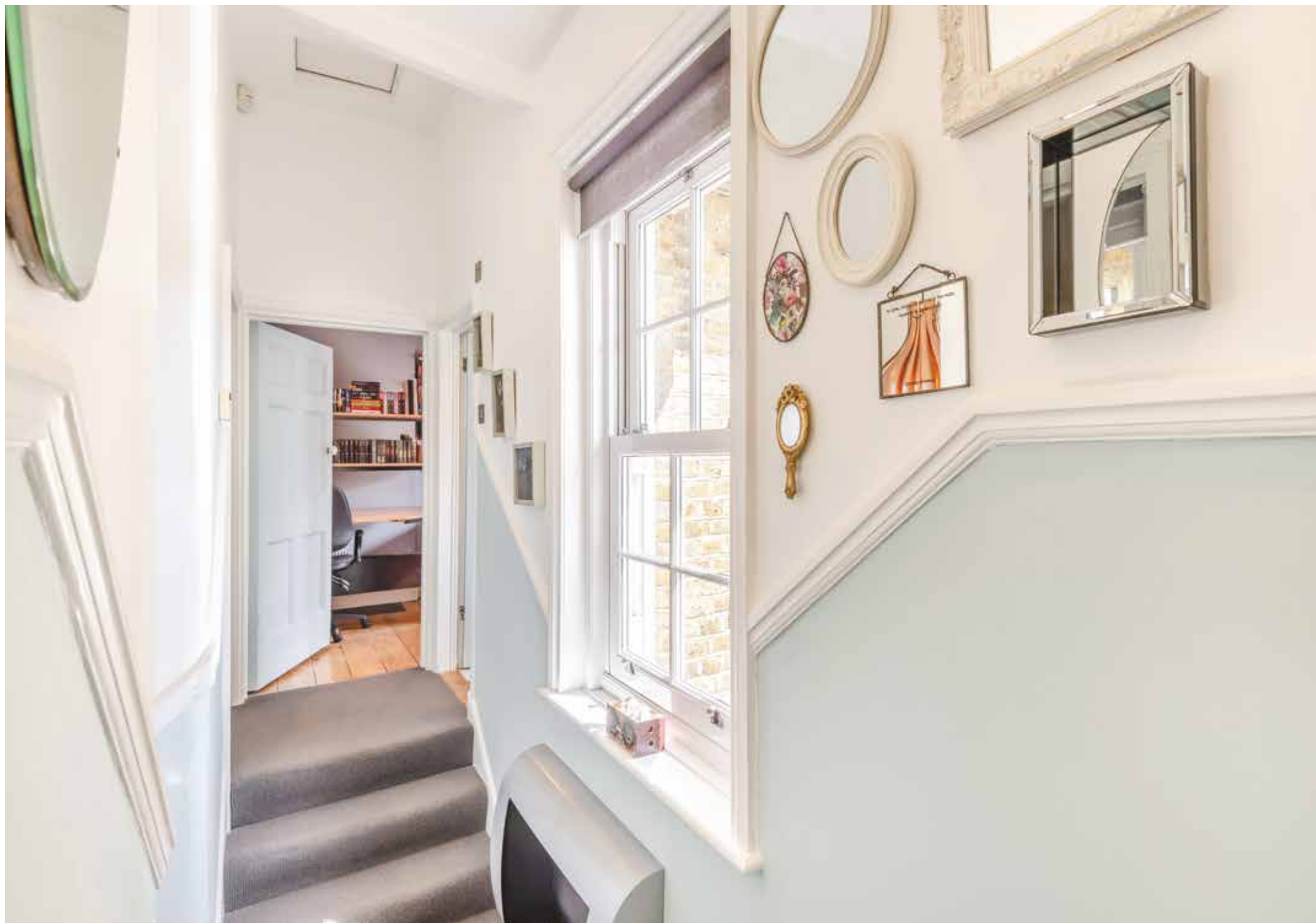
Ideally situated within the catchment area of two Ofsted-rated "Outstanding" schools - both just a short walk away and bordered by scenic woodland trails, this is a rare opportunity to own a much-loved family home that blends character, charm, and everyday practicality.

Excellent transport links provide easy access to London Bridge, Victoria and other central destinations into Kent and coastal destinations, making it perfectly positioned for both families and commuters alike.





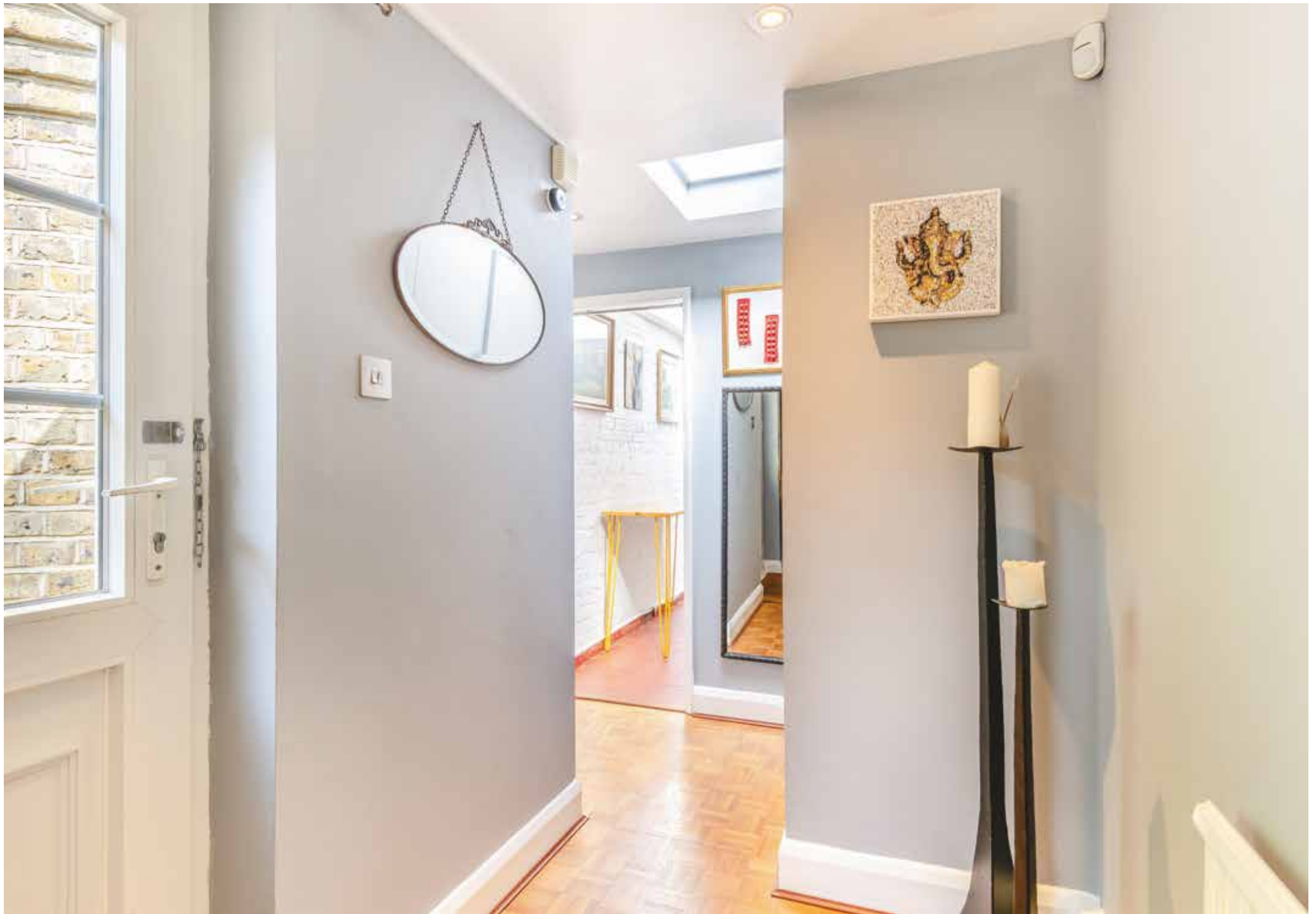












Seller Insight

“Coachman's Cottage is a charming, late eighteenth century, box style, cottage, which has been the much loved home of the present owners, Keith and Kelly, for the past seventeen years. Keith explains that they had been looking for a new home in the area, and it was simply by chance that he noticed the For Sale sign when driving down the road; and thought it looked fabulous. They decide to view, and Kelly says the house and garden seemed to work their magic on them, as they immediately knew that it was to be their home.

The house was built on the estate belonging to William Pitt, the Prime Minister, and the cottage was home to his coachman, although at one time Pitt stayed there. Today the house is a delightful blend of twenty first century comfort with snippets of the past that can be found in the remaining period features. Kelly stresses that the changes they have made have preserved the period feel. They've preserved the original parquet and pine floors, while retaining the stone flooring in the kitchen to uphold its historic charm.

Coachman's Cottage is a home they love and feel it is perfect for family life. The modern, well equipped kitchen is the busy daily hub of the cottage, where the glass dome fills the room with natural light. It is perfect for chatty family meals and the ideal party room, as the cottage is probably at its best when full of people who enjoy the delightful qualities of the house.

With its two halls and staircases, it is a pleasing and slightly quirky home but its most enchanting feature are the views to the garden. One of the two reception rooms has three windows, where the mature magnolia and camelia make fantastic backdrops, creating the sense of house and garden as one. Kelly says she loves her reading spot in the porch where she has the garden in front of her.

The private garden is a further pleasure and benefits from the fact that Pitt and his son were keen gardeners and landscapers. It wraps around the house and is an eclectic mix of lawn and colourful planting. There is a paved area for barbecues and al fresco meals, and the seats allow you to follow the sun throughout the day. There have been many summer garden parties, including hosting a neighbour's wedding breakfast. It is a place where you are tempted to sit and savour your surroundings, especially the glory of the magnolia and Camelia in full bloom.

Community minded Old Hayes offers a good lifestyle, with activities centred on the village hall and good local shops and restaurants. The primary and secondary schools are less than a ten minute walk away and the doctor's surgery is across the road from the house. Transport links into London are excellent and it is only a five minute walk to the station for fast trains into London Bridge. You can walk on the commons and feel the nearby city is worlds away, Coachman's Cottage combines the best of town and country living.

Keith and Kelly will miss the magic of the house and garden but take away many very happy memories. They are sure the next owns will love the house in the same way.*

* 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.





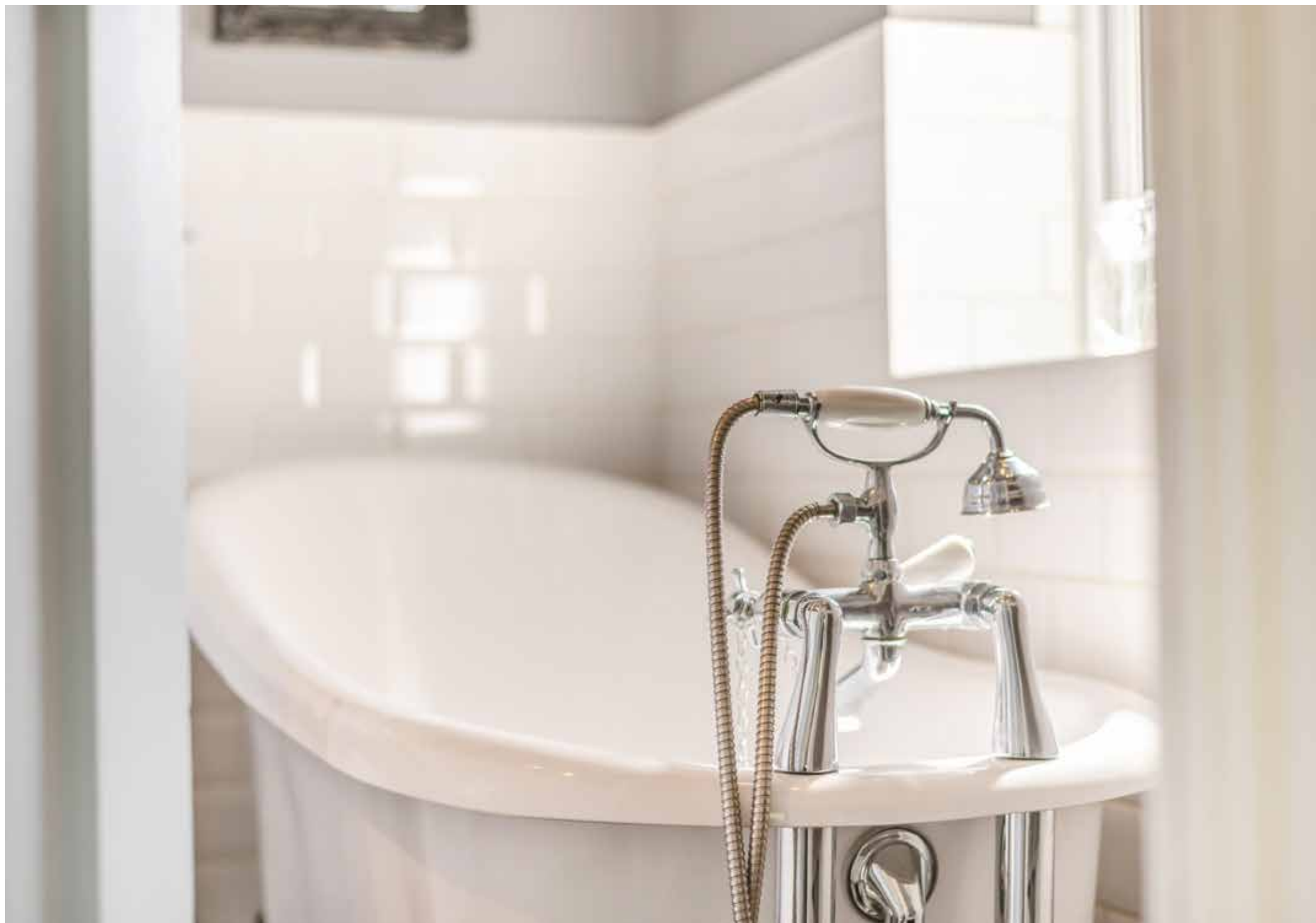






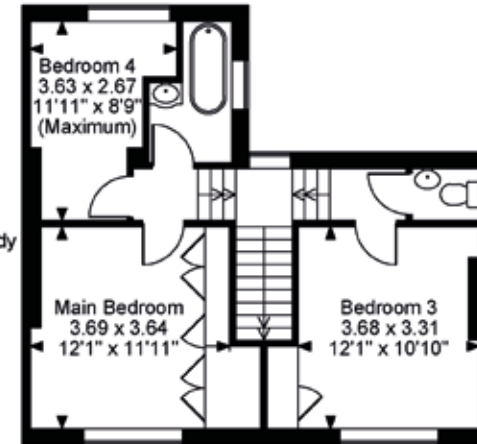
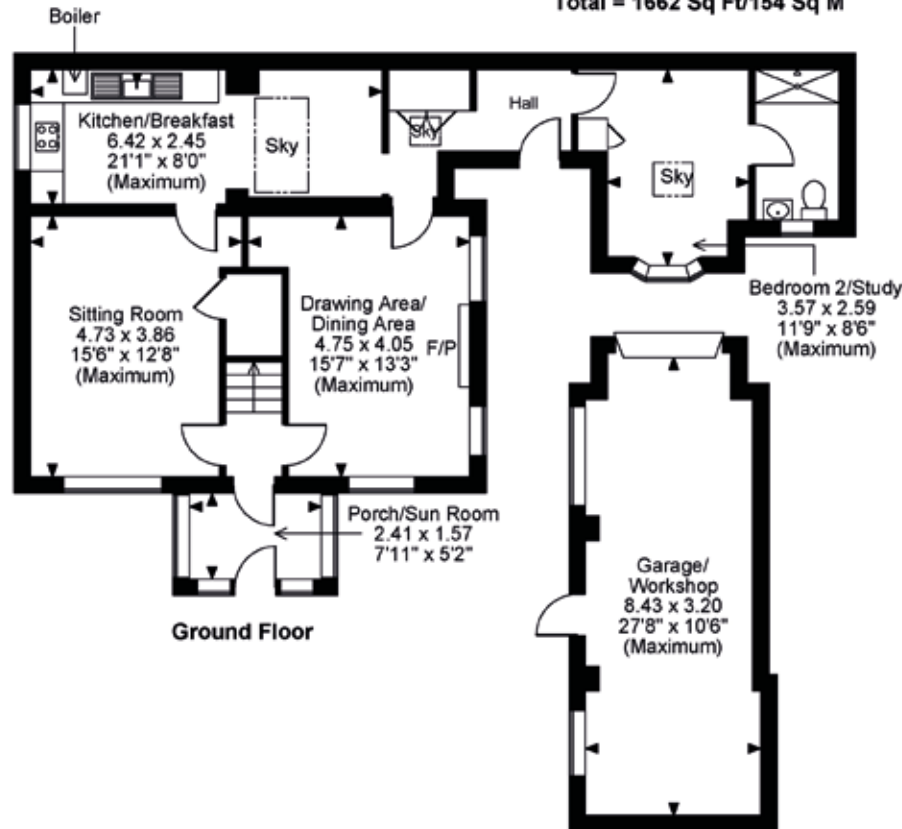
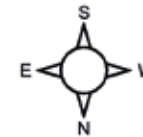








Pickhurst Lane, Bromley, Kent
 Approximate Gross Internal Area
 Main House = 1389 Sq Ft/129 Sq M
 Garage/Workshop = 273 Sq Ft/25 Sq M
 Total = 1662 Sq Ft/154 Sq M



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 The position & size of doors, windows, appliances and other features are approximate only.
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Tenure: Freehold
 Council Tax Band: F





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