



11 Goddington Manor, Court Road
Orpington, BR6 9AT
£2,350 Per Month EPC: D

 **Maguire Baylis**



Maguire Baylis are delighted to present to the market to let this stunning second floor apartment set within the exquisite 19th-century Goddington Manor, a Grade II listed gem accessed through a grand, sweeping driveway.

This rare-to-market apartment presents a unique opportunity to reside in a meticulously designed two-bedroom home within the tranquility of this historic setting.

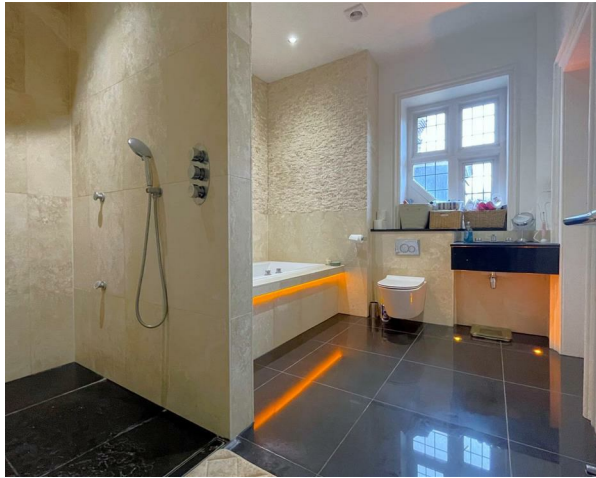
Well located providing access to both Orpington town centre and main-line station allowing for a swift 18-minute commute to London Bridge, Goddington Manor seamlessly blends accessibility to the city with the secluded charm of its arts and crafts style architecture. Nestled beside Goddington Park, the glorious views must be seen to be fully appreciated.

A spaciouly appointed entrance hall, which is currently used as a dining room, provides access to a modern, fully equipped kitchen featuring sleek granite countertops and integrated appliances. The two double bedrooms boast ensuite bathrooms, each complete with separate showers. The lounge, with a gas fireplace, provides the perfect vantage point to soak in the surroundings, offering delightful views of the Manor grounds and Goddington park beyond.

Offered part furnished/unfurnished.

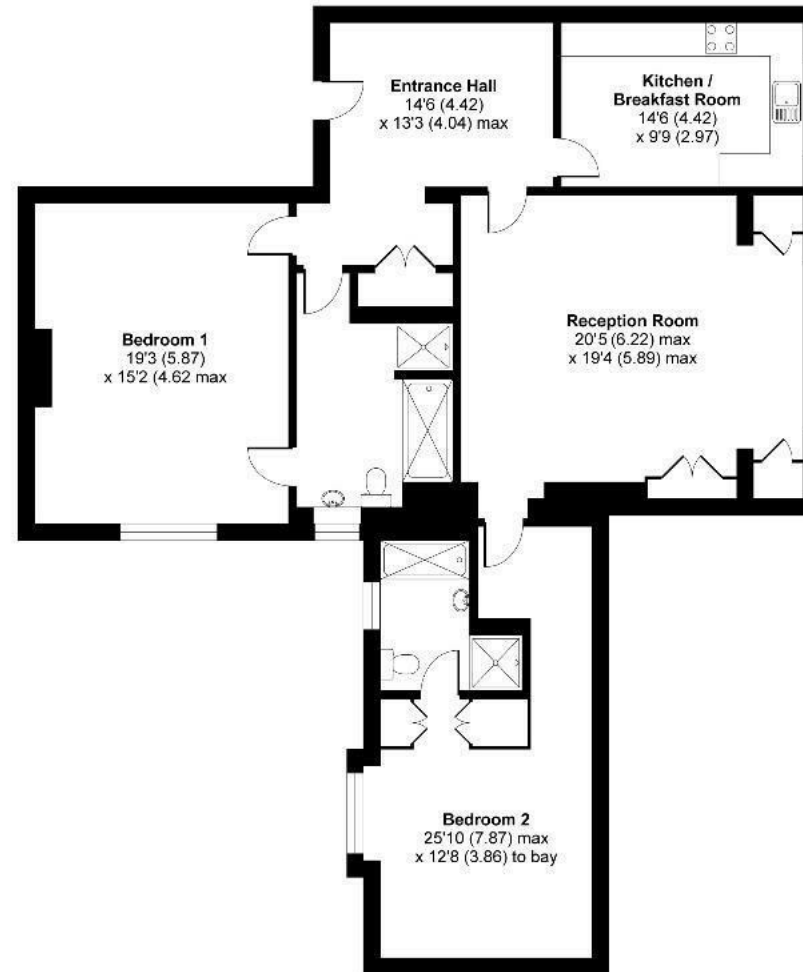
- STUNNING MANSION APARTMENT
- IMPRESSIVELY SPACIOUS ACCOMMODATION THROUGHOUT
- TWO DOUBLE BEDROOMS
- TWO LUXURIOUSLY APPOINTED EN SUITE BATHROOMS
- SUPERB FULLY FITTED/INTEGRATED KITCHEN
- HUGE RECEPTION ROOM OVERLOOKING GODDINGTON PARK
- GRADE II LISTED MANOR HOUSE
- GLORIOUS SETTING WITH MATURE GROUNDS
- WITHIN REACH OF ORPINGTON TOWN CENTRE & STATION
- PART FURNISHED - AVAILABLE IMMEDIATELY





Goddington Manor, Court Road, Orpington, BR6

APPROX. GROSS INTERNAL FLOOR AREA 1481 SQ FT 137.5 SQ METRES



COMMUNAL ENTRANCE

The property is approached via the original main entrance doorway leading to a grand and welcoming hallway featuring original panelled walls and mosaic tiled flooring. The original staircase leads up to the second floor, there is also a lift service.

RECEPTION HALLWAY

14'6 x 13'3 (max into recess) (4.42m x 4.04m (max into recess))

A large and welcoming entrance hall which is currently used as a dining area; dado rails.

RECEPTION ROOM

20'5 x 19'4 (max overall) (6.22m x 5.89m (max overall))

Double glazed leaded light window providing a fantastic outlook to the front overlooking the grounds and parkland beyond; feature fireplace; fitted low level storage cupboard plus two large built-in eves storage cupboards.

KITCHEN

14'6 x 9'9 (4.42m x 2.97m)

A super kitchen fitted with a comprehensive range of high-end wall and base units and fitted granite worktops to three walls; inset sink unit with waste disposal unit; full range of integrated appliances comprising dishwasher; washing machine; fridge/freezer; oven and hob; microwave. Part tiled walls and tiled flooring. Double glazed leaded light window to front.

BEDROOM 1

19'3 x 15'2 (5.87m x 4.62m)

Double glazed leaded light window to side; original feature period fireplace. Door to main bathroom.

MAIN BATHROOM

An impressive and spacious bathroom with doors to the hallway plus the master bedroom, therefore allowing for en-suite use. Featuring a leaded light window to the side and a modern and luxuriously appointed suite comprising a large inset bath; separate walk-in shower; concealed cistern WC; fitted wash basin; tiled flooring; heated towel rail/period style radiator; recessed LED mood lighting.

BEDROOM 2

25'10 (max into recess) x 12'8 (into bay) (7.87m (max into recess) x 3.86m (into bay))

Double glazed leaded light window to rear; feature vaulted ceilings; useful eves storage cupboards; two built-in wardrobes; door to:

EN SUITE BATHROOM

A luxuriously appointed suite featuring panelled bath; separate built-in shower; fitted wash basin; WC; fully tiled walls and flooring; heated towel rail.

COMMUNAL GROUNDS

The property is set within beautiful, mature grounds. Accessed via electric gates, and via a long sweeping driveway, the delightful grounds provide a rare feeling of peace and tranquillity. The gardens back onto Goddington Park with a gate allowing for private access.

PARKING

Plenty of parking for residents to the front.

COUNCIL TAX

London Borough of Bromley - Band E

LOCATION: What3words: ///will.share.divide



Maguire Baylis
104 Beckenham Lane
Shortlands
Bromley
BR2 0DW

Tel: 020 8464 9952
office@maguirebaylis.com
www.maguirebaylis.com



Important Note: Maguire Baylis have made every effort to ensure the accuracy of these particulars. However, intending buyers should satisfy themselves by way of legal enquiries, survey and inspection as to the correctness of each statement. The details contained form no part of any contract and are provided without responsibility on the part of the agents or vendor. We have not carried out a survey or tested any appliances or services. Any reference to alterations made is not a statement that planning/building consent has been obtained. References to the legal title are based on information supplied by the vendor.