





Cudham Lane South, Cudham, Sevenoaks Kent, TN14 7QE

OFFERS IN THE REGION OF: £1,000,000 FREEHOLD

- SOUGHT-AFTER SEMI-RURAL LOCATION • EDWARDIAN DETACHED HOME
 - HIGH CEILINGS & AN ABUNDANCE OF ORIGINAL FEATURES
 - GENEROUS WEST-FACING PLOT APPROACHING 0.5 ACRES
 - ALL-SEASONS GYM/OFFICE, WORKSHOP & GARAGE
 - DRIVEWAY PARKING
 - FOUR BEDROOMS
- SOCIABLE DINING KITCHEN & VERSATILE RECEPTION SPACE
 - DOUBLE GLAZING & GAS-FIRED CENTRAL HEATING
 - SCOPE TO EXTEND (STPP)
 - ORPINGTON STATION - 5.1 MILES

Picture-perfect, double fronted Edwardian home, occupying a peaceful semi-rural location on the fringe of Cudham village, within a fifteen minute drive of Orpington mainline station, making travel to London and beyond a breeze.

Stepping inside, you'll be struck by the abundance of natural light, together with the timeless aesthetics and spaciousness of the accommodation, where original period features and high ceilings exude grandeur and elegance in equal measure. The stylish contemporary decor chosen by the owners serves as the perfect complement, seamlessly blending modern living with classic charm to create a warm and inviting atmosphere throughout.

One of the many highlights of the property is the sizeable level garden approaching 0.45 of an acre and benefitting from a westerly aspect, perfect for enjoying sunny afternoons and al fresco dining with family and friends.

Additionally, the all-seasons garden gym provides a space to stay active and healthy without leaving the comfort of your home, whilst alternatively doubling as an office if flexi or full home-working is a requirement, given the convenient hard-wired Wi-Fi connection. The accompanying workshop and easily accessible garage will delight any car enthusiast, or provide useful storage space and potential for other hobbies or projects.

To the front, a driveway accommodates up to four vehicles.

AGENTS' NOTE: The property is situated on a convenient 'Hail & Ride' bus route that connects directly to Orpington main line station, offering fast, frequent services to Central London in as little as 15 minutes.

OVERVIEW:

A central front door with attractive stained glass panels - to include the house name proudly displayed - opens into an entrance hall, where a wide staircase ascends to the first floor.

To the right, the sitting room impresses both with its balanced proportions and authentic turn-of-the-century features, comprising decorative ceiling corning, picture railing and attractive fireplace with painted wooden surround, patterned tiled slips and wrought iron grate. A box bay window looking out over a gravelled garden area to the front, ensures that the space is bathed in a superb quality of natural light.

Across the hall, a striking dining room benefits from its own box bay, together with a painted brick fireplace with wooden mantle, display niche and inset log burner. Stripped floorboards, corning and picture railing emphasises the period allure and a door opens to a useful downstairs storage cupboard with power and light.

Stretching across the rear of the house with a picturesque outlook over the garden, the open-plan, kitchen/breakfast room forms a sociable everyday family hub. Encompassing a full range of fitted base/wall cupboards with composite counters and tiled splashbacks, this relaxed and versatile space incorporates a peninsular island breakfast bar as well as space/connections for a full range of everyday appliances. A separate utility/boot room provides space/plumbing for a washing machine, additional tumble dryer and houses a wall-mounted gas-fired Vaillant boiler. A deep butler sink is a practical addition and there is plenty of space for storing shoes and coats. From the utility a door opens to a useful cloakroom styled with tongue and groove panelling to dado height, equipped with a close-coupled WC and stainless-steel heated towel warmer.

The ground floor accommodation is completed by a lean-to garden room.

To the first floor, a horizontal landing links the sleeping accommodation: The principal bedroom is a stand-out feature, with its striking combination of wall panelling and recessed display shelving, complemented by fitted wardrobes to one wall equipped with a considered mix of rails and drawers. A drop-down hatch from this room accesses the useful loft space.

Two further double-sized bedrooms have been thoughtfully fitted with wardrobes, whilst a fourth bedroom – perfect as a child’s bedroom – is presently utilised as a study, enjoying a most pleasant outlook over the rear garden.

A full bathroom conceived in a stylish industrial theme completes the accommodation, encompassing a large enclosure with a duo of shower heads, WC, contemporary washstand and inviting double ended bath paired with a floorstanding mixer tap. A heated towel rack reinforces the design accent.

The property impresses equally externally with its blend of level lawns, established planting and terraces positioned to soak-up the sun at differing times of the day, a recent stylish addition being the parterre-style gravel garden, complete with sleeper edged raised beds ready to be planted to taste.

To the rear section of the garden, a versatile outbuilding houses a fully insulated gym with power, lighting, heating and hard-wired Wifi connection, coupled with a workshop and garage which can be accessed via a driveway to the side of the property.

Regular driveway parking for up to four vehicles is located to the front.

SERVICES, OUTGOINGS & INFORMATION:

Mains electricity, water, gas and drainage

Council Tax Band: F (Bromley)

EPC: D

VIEWING - Strictly by appointment via:

James Millard Independent Estate Agents

1-2 The Grange, High Street, Westerham, Kent TN16 1AH

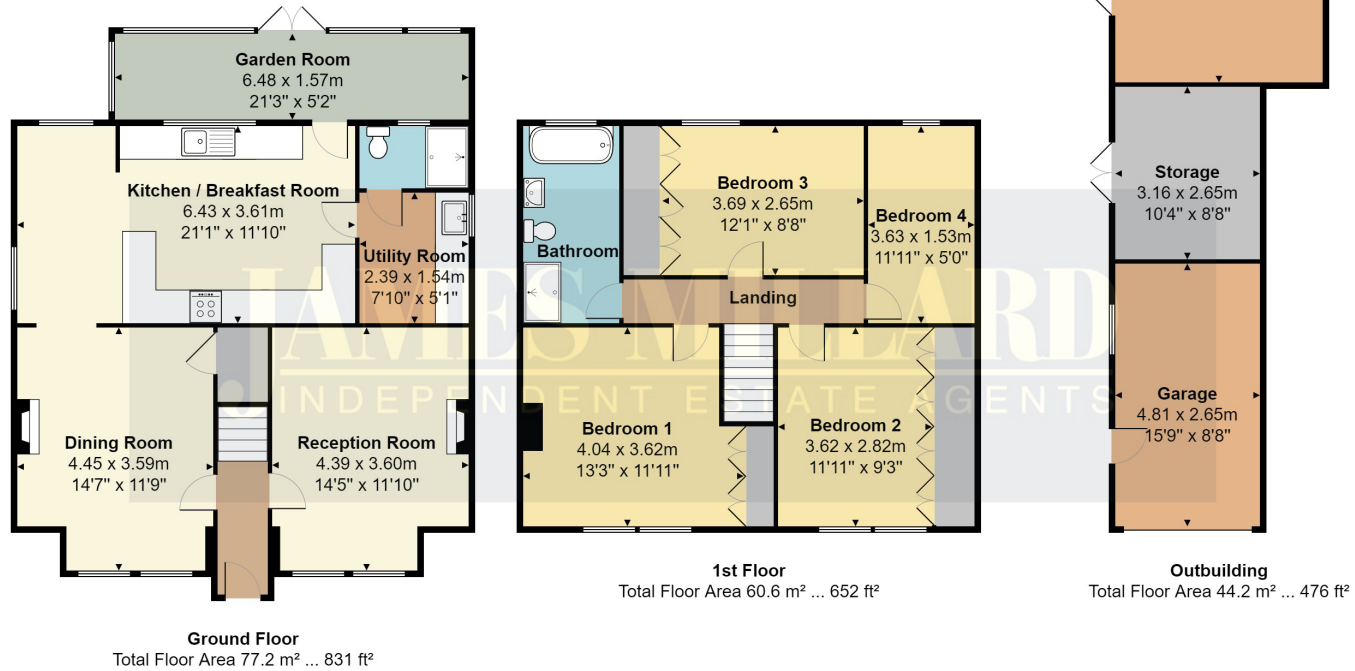
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Cudham Lane South, Cudham, TN14

Total Floor Area: 182.0 m² ... 1959 ft²



Measurements are approximate, not to scale and for illustrative purposes only.
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