



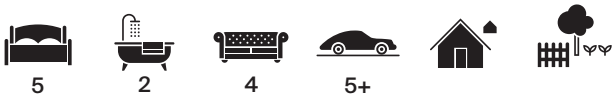
Rushmore Hill, Orpington





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A charming detached Grade II listed farmhouse with showpiece formal rooms and excellent flexible living.



Tenure: Freehold

Local authority: London Borough of Bromley

Council tax band: H







The Property

Set around an original 15th Century farmhouse and with 18th and 19th Century additions this exquisite Grade II listed property, benefits from a semi-rural location with countryside views along with easy access to local amenities and transport links.

Originally a working farm until the 1850's, it is replete with period features and centres around its grand drawing room with high ceilings at the northern end of the house with grand volumes and Venetian-style sash windows. This Georgian style juxtaposes with the elegant Arts and Crafts reading room on the ground floor that acts as an entrance from the hallway and main entrance into the rest of the house's living space. Further space includes a central snug with fireplace and adjoining study. At the southern end of the house, with access to the rear stairwell and with terracotta tiles and wooden beams, sits the open-plan kitchen/ dining room.



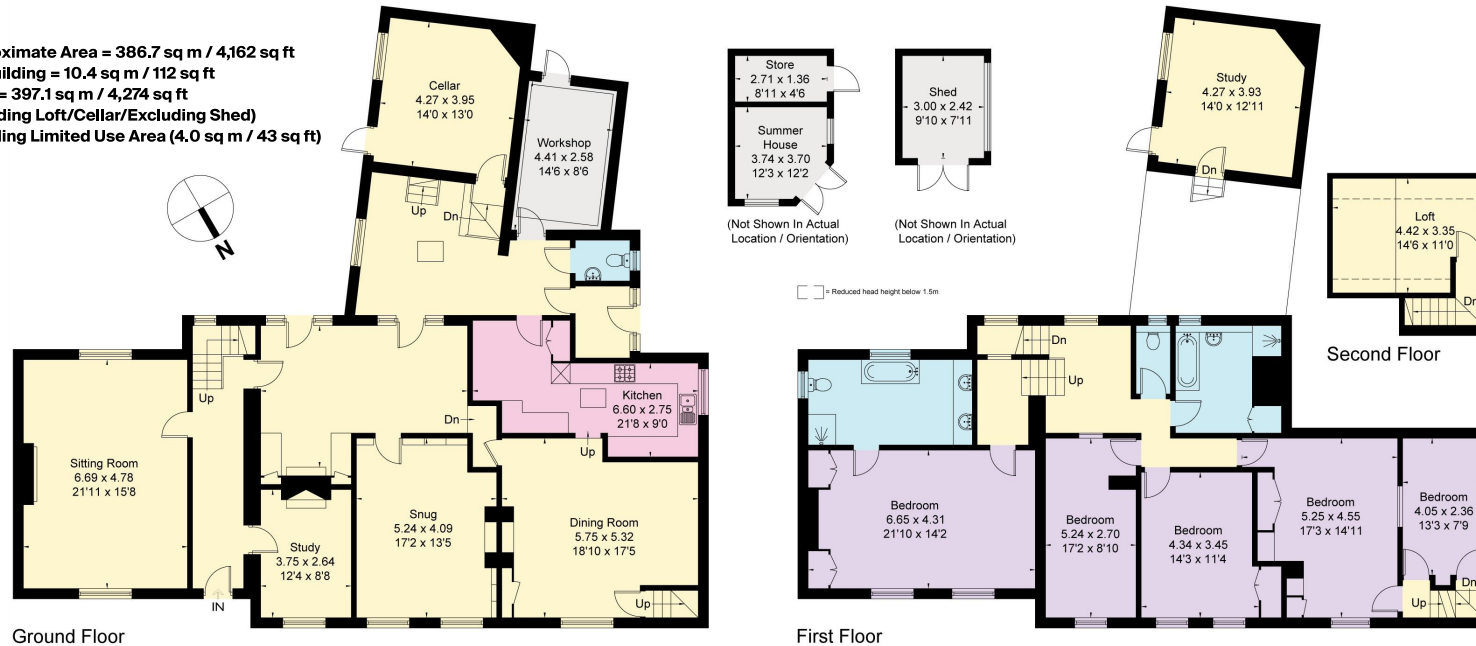
The First Floor

On the first floor the Georgian style addition allows a large master suite to sit above the drawing room; enjoying large volumes and excellent west facing countryside views from the bedroom alongside a light and spacious bathroom. Three additional bedrooms in the older part of the house are served by a family bathroom and separate WC. A rear doorway leads through to a 5th bedroom at the south end of the house (and alongside the rear staircase) whilst an attic room (the loft, with limited head height on the stairwell) is perfect for children play in to or additional storage.





Approximate Area = 386.7 sq m / 4,162 sq ft
 Outbuilding = 10.4 sq m / 112 sq ft
 Total = 397.1 sq m / 4,274 sq ft
 (Including Loft/Cellar/Excluding Shed)
 Including Limited Use Area (4.0 sq m / 43 sq ft)



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 299443



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
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