

2 Lord Darby Mews

Cudham, Sevenoaks



A fantastic four bedroom family mews house, situated in the stunning development and grounds of Cudham Hall.



Summary of accommodation

Main House

Ground Floor: Sitting room | Dining room | Kitchen/breakfast room | Study | Conservatory | WC

First Floor: Two bedrooms with en suites | Two further bedrooms | Family bathroom

Garden and Grounds

Double garage



Situation

(Distances and times are approximate)

Cudham is a picturesque village surrounded by open countryside which is situated about ten miles northwest of Sevenoaks with its wide range of shops and amenities.



The station at Orpington about 4 miles away with good parking offers fast non-stop trains to London Bridge in 15 minutes every half hour.



There are both state and private schools in the area and well as sporting and recreational facilities.



The nearest access to the M25 is at junction 4.



The Property

Lord Darby Mews is a fantastic four-bedroom family home that perfectly combines style, functionality, and a welcoming environment. Located in an idyllic setting, this property offers well-designed living spaces both inside and out, making it ideal for modern family living.

The property greets you with a light and bright entrance hall, setting the tone for the airy and spacious interiors. The ground floor offers an excellent layout, designed with both practicality and comfort in mind. The open plan kitchen/ breakfast room offers a central hub for family gatherings or entertaining. The kitchen is fitted with modern appliances and a large kitchen island for more informal occasions. The living room features a gas fireplace, whilst the dining room/ snug is versatile in its use, this room connects seamlessly between the living room and conservatory which offers direct access to the garden, creating a beautiful flow for indoor-outdoor living. To front of the house, the study, fitted with bespoke Neville Johnson units. The downstairs WC complete this floor.

Ascending upstairs, the house boasts four generously proportioned double bedrooms. The principal bedroom offers a luxurious retreat featuring an en suite shower room and fitted wardrobes. The second/guest bedroom boasts similar characteristics of the first. Bedrooms three and four are well-sized doubles, ideal for children, guests, or even as secondary workspaces. These bedrooms share a well-appointed family bathroom, complete with modern fixture and fittings.

Key Features

- Underfloor heating to the entire ground floor and all bathrooms.
- Homewave sound system throughout the house, including all principal rooms with remote control tuner, CD player
 - Hardwood custom built conservatory.
- Bespoke fully fitted study with Neville Johnson units.
 - Double AEG Stainless steel kitchen appliances.
 - Private landscaped rear garden.
 - Chrome ironmongery.
- Natural limestone tiled flooring to the hall, kitchen/ breakfast room and conservatory.
 - Traditional box sash timber double glazed windows throughout.



Outside

The outdoor areas are equally impressive. The rear garden features a beautiful patio area, perfect for outdoor entertaining. The garden is bordered by mature plants and shrubs, offering both privacy and a tranquil atmosphere, with laid to lawn areas for children to play or for enjoying leisurely afternoons. At the front of the Property, a double garage provides space for vehicles and further storage. Additionally, residents of Lord Darby Mews also benefit from access to the communal gardens of Cudham Hall. These beautifully maintained grounds offer a picturesque setting and more space for entertaining family and friends.

Property Information

Service Charge: Approx per annum - £2,100

Local Authority: London Borough of Bromley

Council Tax: Band C

EPC: C

Built: 2007

Postcode: TN14 7QQ

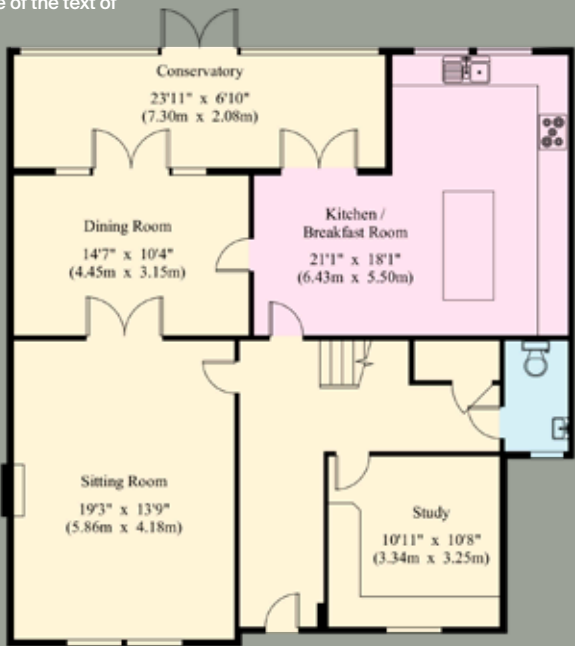
Viewings: All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.

Approximate Gross Internal Floor Area

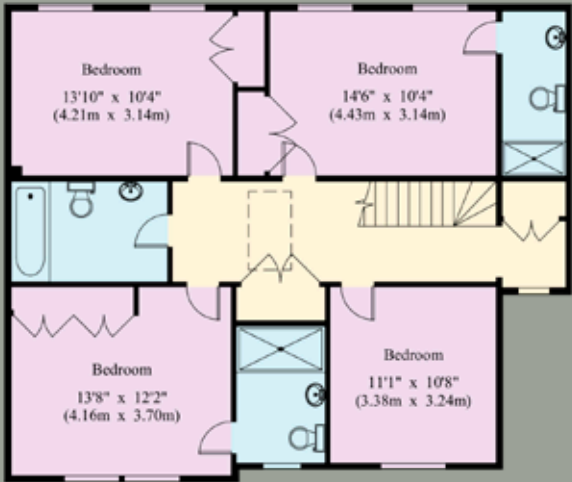
House: 204.4 sq.m / 2,199 sq.ft

Double Garage: 34 sq.m / 366 sq.ft

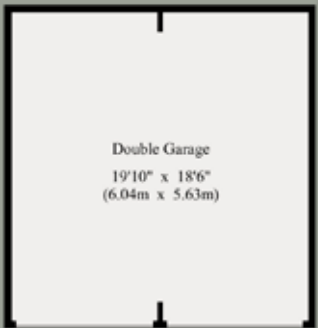
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Ground Floor



First Floor



Knight Frank
113-117 High Street
Sevenoaks
TN13 1UP
[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more

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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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Particulars dated January 2025. Photographs and videos dated January 2025.

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