



Manor Park, Chislehurst, Kent BR7 5QD

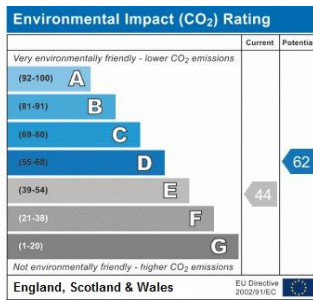
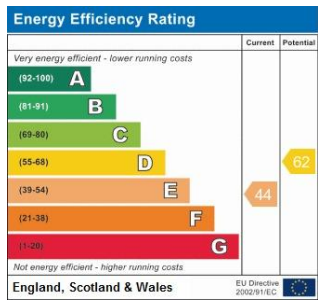
£4,750,000 Freehold



A rare opportunity to purchase a fine, Grade II listed country house, so close to London. Cookham Dene was built in 1882 by the famous architect, Sir Aston Webb, for his father, Edward. Sir Aston was a prolific Victorian Architect whose most famous work was arguably the original development of The Mall in 1913 which also included a new façade for Buckingham Palace and the erection of both Admiralty Arch and the Victoria Memorial. Some of his other work also include the Royal Naval College in Dartmouth, Imperial College in London and the Victoria and Albert Museum.

His son, Maurice, who was also an architect, became a skilled stained-glass artist. He typically signed off his work with tiny spiders' webs etched within the glass and it is believed that the fabulous stained-glass window which graces the entrance hall and stairwell of Cookham Dene is an example of his work. During the First World War, Cookham Dene was used as a convalescent hospital for wounded soldiers. An afternoon tea party has been documented during this period and makes for interesting reading. The house was then sold to the Avery Hill College in 1948 and then in the late 1970's to the Milk Marketing Board. After this, it became a private home again. The current owners acquired the property in 2002 and have sympathetically refurbished and improved the house, retaining many of the original features while turning it into a contemporary 21st century home which many discerning buyers would be proud to own.



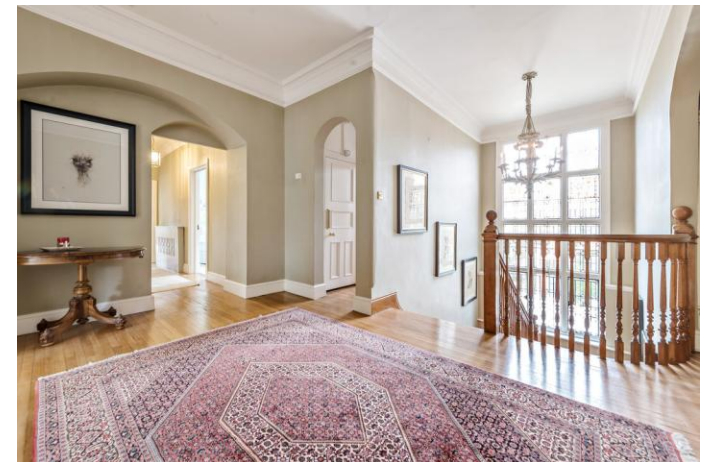
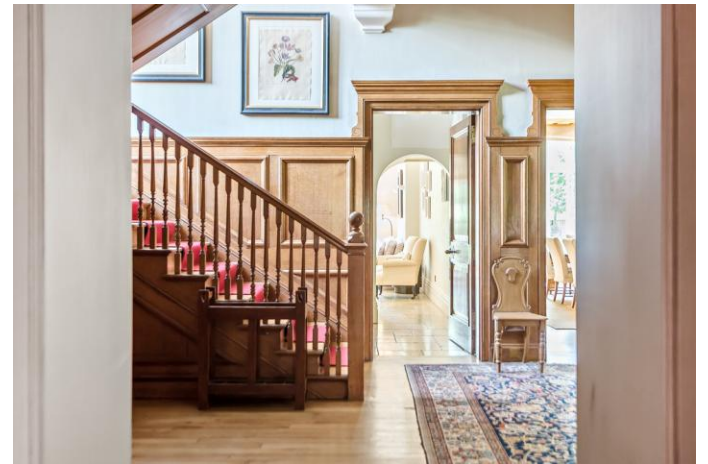


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The features are too numerous to mention but those worthy of note are the fabulous open kitchen with a range of bespoke units, the graceful oak panelled entrance hall, the five double bedrooms on the first floor, three of which have ensuite bathrooms, and a further second floor which has additional rooms and a bathroom.

Amongst the ground floor rooms, an elegant salon can be found with an open fire and views over the formal gardens at the rear. There is also a large formal dining room ideal for those that enjoy entertaining. The grounds stretch to 3.9 acres and consist of a lovely south facing formal garden with original sun dial secured to the external wall of the house. To the East, there is an expanse of grassland which includes an orchard, a vegetable patch and a tree house. The grounds also include a detached coach house with a self-contained two-bed flat and a separate triple garage with gym above. The driveway offers extensive parking and is secured behind solid wood electric gates.



The location is excellent being 1.3 miles from Chislehurst station (18 mins to London Bridge), half a mile to the local shops and restaurants at Royal Parade and, for those that like country walks, the National Trust woodland can be accessed at the end of Manor Park.

London Borough of Bromley – Band H £3,193.68



Cookham Dene, Manor Park, Chislehurst, BR7

APPROX. GROSS INTERNAL FLOOR AREA 8035 SQ FT 746.4 SQ METRES (Excludes Restricted Head Height & Outbuildings)

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This is for guidance only, not to scale and must not be relied upon as a statement of fact. Attention is drawn to the notice on these particulars.



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