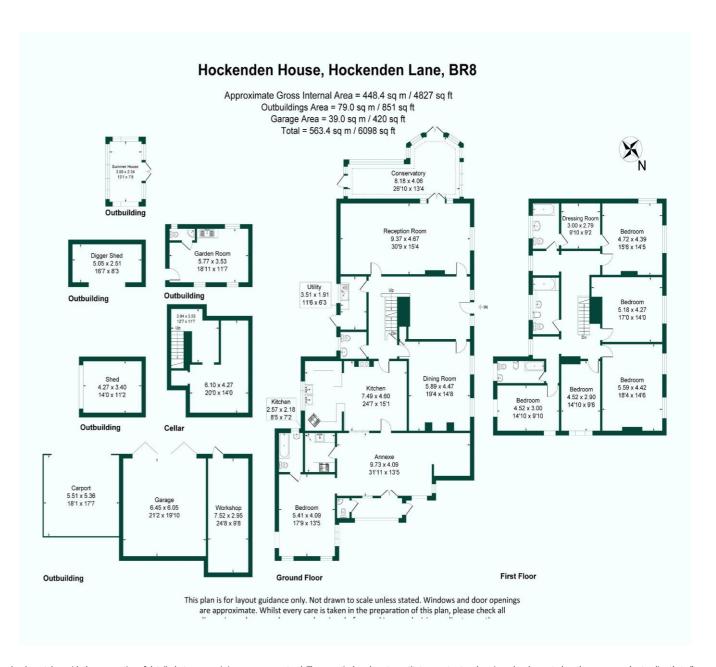




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Every care has been taken with the preparation of details, but accuracy is in no way guaranteed. These particulars do not constitute a contract and are issued and accepted on the express understanding that all negotiations will be conducted through Park Estates. The seller does not make or give, nor do we or our employees have any authority to give a representation or warranty in relation to the property. Please contact this office before viewing the property. If there is any point which is of particular importance to you, we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information that we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made by us to the effect that the information provided by us has not been verified.

Hockenden House is a beautiful Grade 2 listed detached farmhouse dating back to circa 1650 and is wonderfully situated in formal grounds of approximately 4 acres. Beautifully proportioned and retaining many of its original features, the property has been well maintained by the current owners. It is gated and approached via a large circular driveway leading to the beautiful porch entrance of the house and also the paddock area with garages and outbuildings. For a number of years this was partly used as a day nursery and after a full renovation it now benefits from a self-contained one bedroom annexe. There is also a separate detached nursery room which contains a wc and sink unit suitable for an office or study room. The house itself offers a wonderful living space - the ground floor comprises of a beautiful entrance room, large triple aspect sitting room leading to a conservatory and gardens, dining room with original features and a generous kitchen/breakfast room. The kitchen is comprehensively furnished with a range of wall and base units with dishwasher, fridge and an electric oven and hob. There is also an additional oil fired 'Rayburn' boiler/cooker which is used for heating and cooking. There is a good sized utility room with direct access to the garden. To the first floor there are five double bedrooms - the dual aspect master bedroom benefits from a dressing room and a full en-suite bathroom. There are also two further bathrooms. Whilst enjoying a very rural setting, boasting beautiful sunsets, all major amenities can be found close by. Local Grammar schools are situated in Wilmington, Orpington and Tunbridge wells and are easily accessible via the school bus.

Local Authority: Bromley Council Tax Band: G

















