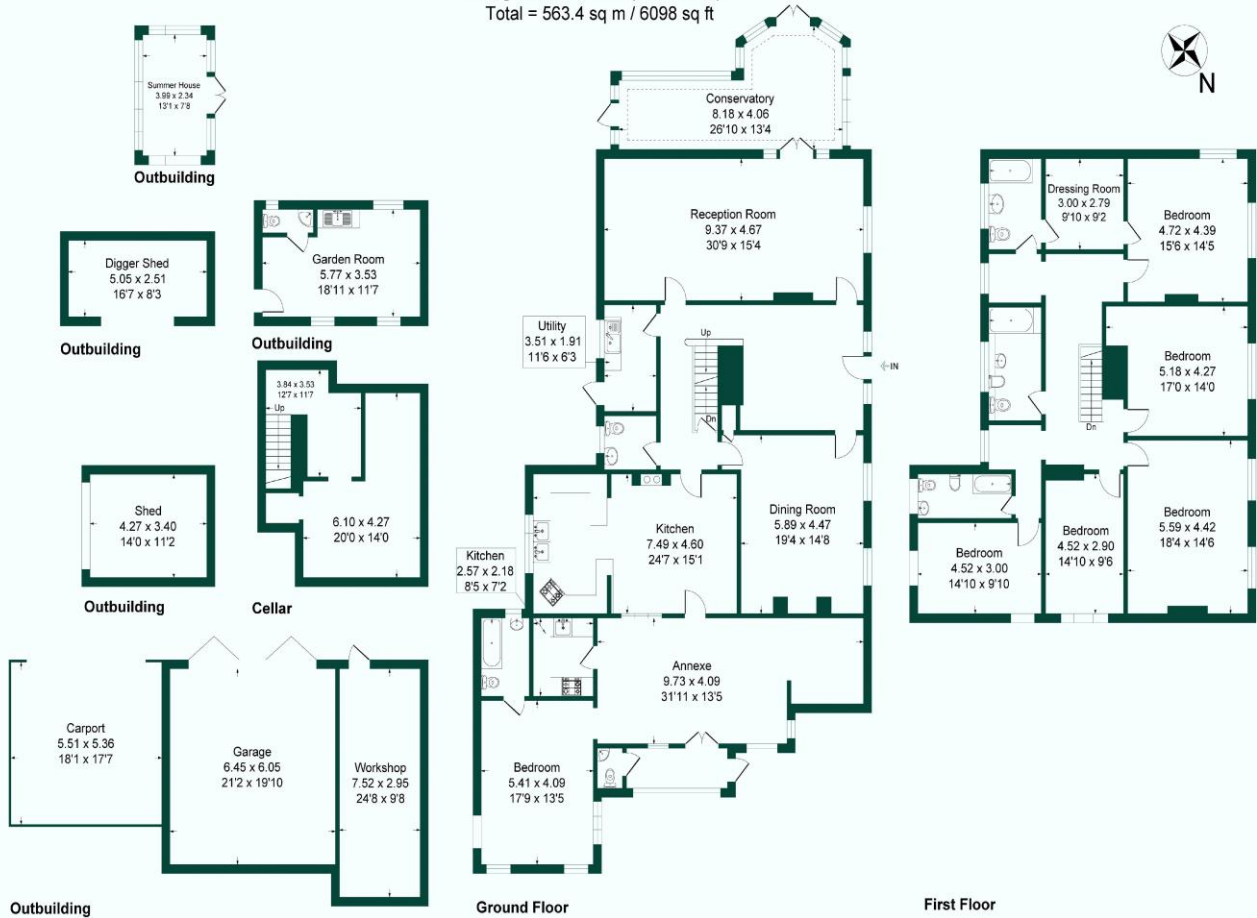




Hockenden House, Hockenden Lane, BR8

Approximate Gross Internal Area = 448.4 sq m / 4827 sq ft
Outbuildings Area = 79.0 sq m / 851 sq ft
Garage Area = 39.0 sq m / 420 sq ft
Total = 563.4 sq m / 6098 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		58 D
39-54	E	39 E	
21-38	F		
1-20	G		

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

