



Orchard Cottage
Warren Road | Chelsfield | Greater London | BR6 6EP

ORCHARD COTTAGE



Orchard Cottage is a beautifully positioned detached residence set in an elevated location, commanding far-reaching panoramic views that stretch across the surrounding landscape and, on clear days, extend towards central London. Originally formed from two separate cottages, the property has been thoughtfully combined to create a substantial and characterful home that retains its historic charm while offering the space and flexibility required for modern living.

The cottage showcases a wealth of period features that reflect its heritage, complemented by well-considered updates that enhance comfort and practicality. Its generous layout provides a variety of living spaces suited to both family life and entertaining, while the adaptable configuration allows for a range of lifestyle needs. Of particular note is the versatile annex, which presents excellent potential for multi-generational living, guest accommodation, or a private work-from-home space.

Set within a generous and mature plot, Orchard Cottage enjoys a peaceful semi-rural atmosphere with an appealing sense of privacy and openness. The surrounding grounds provide ample outdoor space, ideal for relaxing, gardening, or enjoying the picturesque outlook from this elevated vantage point.

The area is particularly well regarded for its range of excellent educational options. Highly sought-after grammar schools such as St Olave's Grammar School and Newstead Wood School are within accessible distance, and a number of Kent grammar schools can also be conveniently reached from the area, widening the choice for selective education. In addition, there are several well-regarded independent schools nearby, offering a strong selection of private education options for families.

Despite its tranquil setting, the property remains well connected. Both Chelsfield and Orpington stations are within convenient reach, offering excellent transport links into London and making the cottage an ideal choice for those seeking a balance between countryside charm and commuter accessibility.

Orchard Cottage represents a rare opportunity to acquire a distinctive home that seamlessly blends historic character, flexible living accommodation, and an enviable setting with impressive views - creating a truly special property in a highly desirable location.











Seller Insight



“ Orchard Cottage has been my home since 2007, and from the very beginning it has suited our family beautifully. The location is ideal - peaceful and green, yet exceptionally convenient, with excellent transport links and easy access to the M25.”

“When we first moved in, the property had not been updated for quite some time. We began with replastering and reconfiguring the layout. The garden was completely remodelled and landscaped, wood-burning fires were installed, and a new kitchen was added. We also converted the garage into an annexe, which has proved invaluable for multigenerational living and flexible accommodation over the years. A separate workshop was built as well.”

“When it comes to our favourite rooms in the home - my husband particularly loves the double-aspect sitting room, with its views towards the London skyline. He often spends evenings in the garden with a drink, watching the sunsets, which are truly spectacular. Whatever the weather, he finds a reason to be out there. I especially enjoy the kitchen for its layout and also the workshop shed, where I spend time doing upholstery projects.”

“The garden is peaceful and private. It is secure and well suited for pets, and we regularly see wildlife including pheasants, rabbits and deer. Being located on the Green Belt while still being able to see The Shard is both unusual and a real asset - it offers the rare balance of countryside living with a visual connection to the city.”

“The house is particularly well suited to entertaining. Christmas celebrations are always held here, with the circular layout and opening double doors creating extra space and a great flow. Over the years we have even set up bell tents in the garden for our children and their friends during their teenage years.”

“The local community is warm and welcoming, with a strong village spirit. There is a village society, an annual fete, a music festival, and several local music groups, some of which perform at the church and community café.”

“The train station is within walking distance, making travel into London straightforward, and a bus stops right outside, which has been especially helpful for children gaining independence. There is a rugby club nearby, a village cricket club, and two golf clubs close by - ideal for anyone who enjoys sport. With good schools and a private hospital in the village, everything you need is close at hand. Many residents have lived here for most of their lives, which speaks volumes about the area.”

“What I will miss most is the garden and the view - they are truly special. I will also greatly miss the flexibility of the annexe and the many possibilities it has provided us over the years.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.























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Tenure: Freehold
Council Tax Band: G

Score	Energy rating	Current	Potential
82+	A		
81-81	B		
69-80	C		
55-68	D		77 C
39-54	E	66 D	
21-38	F		
1-20	G		

ORCHARD COTTAGE, WARREN ROAD BR6



APPROXIMATE GROSS INTERNAL AREA: 2638 sq ft, 245m²
SUMMER HOUSE : 284 sq ft, 26m²
TOTAL AREA: 2922 sq ft, 271m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION



FINE & COUNTRY

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We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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