



Ibbett Mosely



Cudham Lane South, Cudham, TN14 7QE

Asking Price £575,000 Freehold

In a semi-rural location in the Green Belt this extended period cottage offers spacious two/three bedrooms, adaptable accommodation with many period features, gas central heating, double glazing, garage/workshop, ample parking and cottage style gardens

- Two Bedrooms
- Ground Floor Bathroom and Cloakroom
- Sitting Room
- Living Room/Bedroom Three
- Dining Room
- Kitchen
- Gas Central Heating
- Double Glazing
- Garage and Generous Parking
- Garden

Nestled in the charming area of Cudham Lane South, this delightful period cottage, offers a perfect blend of character and modern living. With three reception rooms one of which could be used as a third bedroom.

One of the features of this home is the garage and generous parking space, accommodating up to three vehicles. This is a rare advantage.

This extended semi-detached period cottage has pleasing elevations being mainly flint under a slate tiled roof. Internally there are features of the original period including latch doors, exposed oak flooring, fire places and picture rails. The cottage is double glazed with gas central heating.

Cudham is known for its picturesque surroundings and community spirit, making it an excellent choice for those seeking a peaceful yet connected lifestyle. With local amenities and transport links nearby, this property is not only a beautiful home but also a practical choice for modern living.

In summary, this extended period cottage on Cudham

Lane South presents a wonderful opportunity for anyone looking to settle in a charming and vibrant community. With its spacious reception areas, comfortable bedrooms, and ample parking, it is a property that truly deserves your attention.

LOCATION

The property is situated on a convenient "Hail & Ride" bus route that connects directly to Orpington Station offering frequent services to central London in about fifteen minutes. There are shops including a Waitrose, doctors surgery, restaurants and coffee shops at Green Street Green about three miles and access to the M25 (J4) about six miles.

In Cudham you will find a recreation ground, the Blacksmiths Arms Public House, a garage, village hall and parish church.

GROUND FLOOR

ENTRANCE HALL

the hall is double-height with radiator, oak flooring, exposed ceiling timbers, cloaks cupboard and hatch to loft space.

SITTING ROOM

A triple aspect room with radiator, oak flooring and a brick surround and chimney breast to fireplace with open grate and tiled hearth, there is also some exposed brickwork to one wall.

LIVING ROOM/BEDROOM THREE

With radiator, fitted carpet and exposed brickwork.

DINING ROOM

With radiator, wall light points, stairs to the first floor with storage under. Some exposed brickwork.

KITCHEN

Fitted with a range of base and wall units with breakfast bar. Space for freestanding cooker with extractor over, space and recess with plumbing for a washing machine, double Belfast style sink. Space for fridge/freezer, part tiled walls, some exposed brickwork and terracotta tiled flooring. part glazed conservatory style ceiling and access to the garden.

BATHROOM

With enclosed bath with mixer tap and shower attachment, w.c. and hand basin. Radiator, shaver socket, part tiled walls, wall panelling to dado height.

CLOAKROOM

With w.c., hand basin and high level storage cupboard.

FIRST FLOOR

LANDING

BEDROOM ONE

With radiator and exposed wood flooring.

BEDROOM TWO

With radiator, hand basin, exposed wood flooring and deep storage/wardrobe cupboard.

INTEGRAL GARAGE

With folding timber doors, light, power, radiator, double glazed windows and gas boiler for heating and hot water.

Access to the cottage. Subject to necessary consents it would be possible to convert the garage to an additional room if required.

PARKING: To the front of the cottage there is a block-paved driveway providing space for three vehicles.

THE GARDENS

To the front of the cottage is a parterre-style front garden with box hedging, cottage planting and mature boundary hedges.

There is a gated side access to the walled courtyard style back garden with raised beds again cottage planted. the area offers seclusion and ample space for garden furniture.

SERVICES

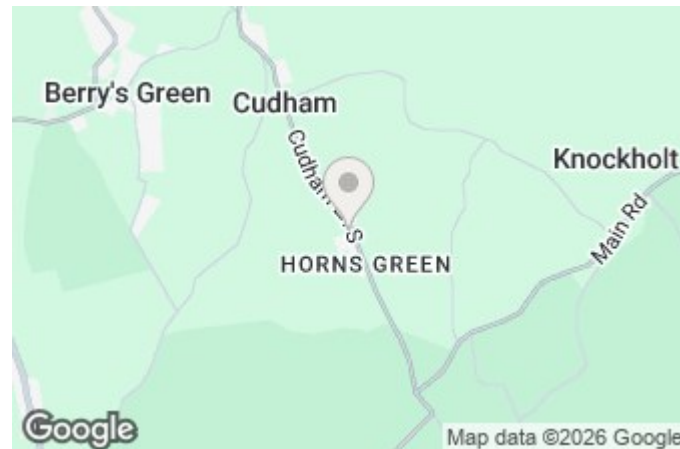
Mains gas, water, electricity and drainage.

COUNCIL TAX

Bromley Borough Council - Band 'D'

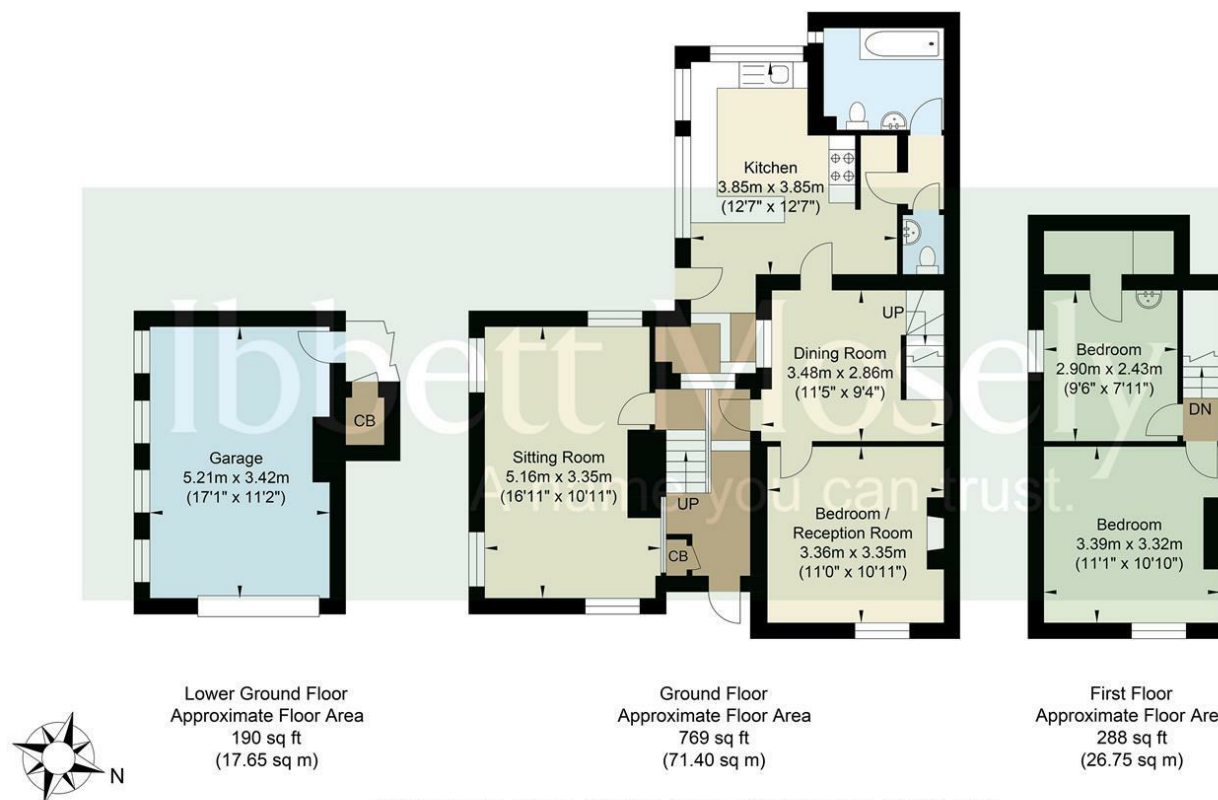
ROUTE TO VIEW

Leave Westerham on the A233 towards Biggin Hill and Bromley. Continue straight on at the roundabout and continue up Westerham Hill. Turn right just after Westerham Heights Garden Centre which is on the left into Grays Road. Continue to the far end turning left into Cudham Lane South. The property will be found on the left just after Thrift Lane.



EPC Rating- D

Cudham Lane, South Cudham, Sevenoaks



Approximate Gross Internal Area = 115.80 sq m / 1246 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Ibbett Mosely

Westerham 01959 563265

Offices at - BOROUGH GREEN - OTFORD - SEVENOAKS - SOUTHWARK
TONBRIDGE - WESTMINSTER - WESTERHAM - WEST MALLING

www.ibbettmosely.co.uk

IMPORTANT - Ibbett Mosely, for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) these particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Ibbett Mosely, has any authority to make or give any representation or warranty whatever in relation to this property ver 3.0.

...a name you can trust
offices in Kent and London