



Grove Cottage | New Barn Lane | Cudham | TN16

£800,000 Freehold

-  EXCEPTIONAL FAMILY HOME
-  SEMI-RURAL LOCATION
-  2 RECEPTIONS
-  2 BATHROOMS
-  IN NEED OF RENOVATION
-  4 BEDROOMS
-  KITCHEN/BREAKFASTING/UTILITY
-  ENORMOUS WELL MAINTAINED PLOT



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		68
(39-54)	E		
(21-38)	F	22	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



FULL REMODELLING. We are delighted to offer this charming cottage style home which has been intelligently yet sympathetically extended to provide tremendous accommodation for a growing family. Situated in a quiet Country Lane in the heart A SPACIOUS SEMI-DETACHED FAMILY HOME IN A SEMI_RURAL LOCATION REQUIRING of Cudham and yet within 20 minutes' drive to shops and services in Green Street as well nearby Orpington Town with its array of transport and leisure amenities. The two-story side extension to the property which has been carried out in keeping with the original character of the home has created truly spacious accommodation with excellent sized rooms both on the ground as well as first floors. The property offers 2 enormous reception rooms, a kitchen, breakfasting room, a utility area and a bathroom to the ground floor. The first floor is equally impressive with 4 bedrooms and a bathroom. The property is set in amazing grounds with gardens to the front and side. There is a double garage and a long private driveway via front gates. The property requires complete modernisation throughout. This is a very unique and rare home on the market and if you are looking for space and tranquillity this home will not disappoint. THERE IS NO ONWARD CHAIN.

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Entrance hall

Original solid wood front door leading to all accommodation.

Lounge

27'11" x 0'0" (8.50m x 0.00m) 3.68
A very large room with triple aspect windows to the front, side and rear, fitted carpets, fireplace.

Dining room

17'5" x 12'10" (5.32m x 3.91m)
Windows to the front and side, fire place, parquet flooring.

Kitchen

9'10" x 8'6" (3.00m x 2.59m)
Windows to rear side garden, sink unit and some base units and cupboards.

Breakfasting room

10'4" x 8'0" (3.15m x 2.44m)
Door to the side garden, some cupboards.

Utility

12'3" x 9'6" (3.73m x 2.90m)
Window and skylight.

Bathroom

Window to the rear, panelled bath, wash hand basin, low level WV, airing cupboards.

Landing

2 windows to the front, fitted carpets and loft hatch.

Bedroom 1

13'5" x 12'1" (4.08m x 3.69m)
Windows to the front and side, fitted carpets.

Bedroom 2

Windows to the front and side, fitted carpets.

Bedroom 3

Window to the rear, wardrobes.

Bedroom 4

Window to the rear deep storage cupboard.

Bathroom

Window to the rear, panelled bath, low level WC, wash hand basin.

Driveway

Double gates leading to a long driveway towards the property.

Double garage

20'6" x 17'2" (6.24m x 5.24m)
Double gate doors, windows and door to the rear, light and power. Hard standing driveway to the front.

Gardens

An enormous square shaped plot with well-maintained gardens to the front and side, with traditional lawns, flower beds and borders, mature plants and shrubs. The property is screen from the road by large hedges offering privacy.

