



The Old Place Farm Beechenlea Lane

Swanley Village, Kent, BR8 7PR

GREENLEAF are delighted to introduce this impressive and characterful detached farmhouse to the market in sought-after Swanley Village, Kent. On the market for the first time in many years, and potentially available with NO ONGOING CHAIN, this substantial and distinctive property is enviably located on approximately 2.75 acres of stunning established gardens and grounds, and includes a heated swimming pool, converted stables currently used as a fully-functioning bar, tennis court, garages, and storage shed. Inside this beautiful family home there are six/seven bedrooms, one/two offices, recently refurbished kitchen/breakfast room, three en suites and family bathroom, an integral double garage, and spacious accommodation throughout.

The layout briefly comprises of: Attractive storm porch into hallway giving access to cloakroom, kitchen/breakfast room, utility, office, single bedroom seven/further office, dining room, lounge and drawing room. Upstairs there are two spacious partially galleried landings giving access to six bedrooms, three en suites and the family bathroom. The integral double garage includes a further WC also.

Located within a 25 minute walk of Swanley town centre and its range of restaurants, shops, amenities, 24-hour Asda Superstore, and train station with 30 minute fast services to Victoria, nearby Swanley Park provides a fantastic recreation space for all the family, and there is a selection of quality schools for all age groups in the local area.

Whilst the property has been much cared for by the current owners for many years and is ready to move into and enjoy, the space and opportunity is there to update and modernise to your own personal taste, we therefore recommend viewing at your earliest convenience to avoid disappointment.

Sect. 21 of Estate Agency Act; We declare Greenleaf has a personal interest in the sale of this property.

Price Guide £1,875,000

The Old Place Farm Beechenlea Lane

Swanley Village, Kent, BR8 7PR



- DETACHED SIX / SEVEN BEDROOM FARMHOUSE
- APPROXIMATELY 2.75 ACRES OF STUNNING GARDENS AND GROUNDS
- PUB / SUMMERHOUSE/STABLES
- GATED HEATED SWIMMING POOL
- FULLY FENCED TENNIS COURT
- SOUGHT-AFTER VILLAGE LOCATION IN CONSERVATION AREA
- THREE EN SUITES / FAMILY BATHROOM/TWO WCs
- DOUBLE AND SINGLE GARAGE / DUCK POND / STORAGE SHED
- WALK TO SWANLEY TRAIN STATION & AMENITIES & SHORT DRIVE TO A20/M20/M25
- EPC GRADE E / COUNCIL TAX BAND G

Hallway

14'1" x 9'10" (4.3m x 3.0m)

An attractive and useful storm porch with impressive wooden front door leads into the spacious hallway, with partially galleried landing, exposed wooden doors and beams, stylish staircase with wooden balustrades and banisters leading up to the two landings, and access into the kitchen/breakfast room, lounge and dining room and all further downstairs rooms. With white walls and neutral carpet and large under-stairs cupboard.

Cloakroom/WC

6'10" x 5'8" (2.1m x 1.75m)

With attractive marble tiles to wall and floor, white WC and basin/vanity, leaded window to front of house, vertical chrome radiator. Space, pipework and drainage for shower, at new owner's discretion.

Kitchen/Breakfast Room

15'10" x 11'5" (4.85m x 3.5m)

Stylish modern and light Wren kitchen installed approximately 2019, with striking white gloss wall and floor cupboards, butler sink, grey quartz worktops, integrated dishwasher, feature brick chimney space currently used for further storage, feature brick breakfast bar, clean white-tiled flooring, modern grey "rangemaster"-style hob,

neutral tiled splashback tiles, windows to side and back, attractive beams to ceiling and dado rails. Plenty of space for table and chairs, and potential to knock through into utility to create larger space if required, subject to planning.

Utility Room

9'10" x 9'8" (3.0m x 2.95m)

Spacious utility room with further worktop space and fitted cupboards to wall and floor, plumbing for washing machine and space for tumble dryer, beamed ceiling and tiled flooring continued, stairs up to office two/single bedroom seven, door out to patio and garden, with window to side. Access also to large walk-in airing cupboard housing the "Megaflo" cylinder and quality Worcester boiler.

Office one

9'10" x 9'4" (3.0m x 2.85m)

Great office space with attractive bay window overlooking the beautiful grounds, neutral carpet and decor, two built-in cupboards.

Office Two/Bedroom Seven?

8'6" x 6'4" (2.6m x 1.95m)

Further office space or possible single bedroom seven accessed via stairs from the utility room, with velux window to side, white walls and neutral carpet.

Lounge

18'0" x 14'1" (5.5m x 4.3m)

Spacious lounge area with neutral carpet and decor, stunning beamed ceiling, feature brick wall and open brick fireplace, two windows to side of property, double doors out to the south-facing garden. Open plan from here into the dining room, to the other side of the room a door leads into the drawing room.

Dining Room

12'3" x 11'11" (3.75m x 3.65m)

Open plan from lounge, neutral carpet and decor and beamed ceiling continued, good size dining room with window overlooking garden to rear of house.

Drawing Room

18'4" x 15'8" (5.6m x 4.8m)

Spacious peaceful room with large brick-built open fireplace dominating the room, neutral carpet and decor with beamed ceiling, double doors out to rear garden area, attractive bay window to front of house also.

Landing Two

16'6" x 5'4" (5.05m x 1.65m)

Good size spacious and bright partially galleried landing with leaded window to front of house, access into bedroom two and en suite, bedrooms four, five six and family bathroom from here. Neutral carpet and decor continued, with striking beam features continuing.

Tel: 01634730672

Bedroom Two

18'0" x 14'1" (5.5m x 4.3m)

Great size double bedroom, (formerly master bedroom), windows to rear and side offering lots of natural light, good range of fitted wardrobes and drawers, coving and dado rails, neutral carpet and decor.

En Suite

5'8" x 5'4" (1.75m x 1.65m)

With shower, WC and basin, vertical chrome radiator, window to rear, neutral floor tiles, partial white wall tiles, blue wall tiles to shower area, decorative border tiles.

Bedroom Four

12'9" x 12'1" (3.9m x 3.7m)

Double bedroom with fitted wardrobes, window to rear, neutral carpet and decor.

Bedroom Five

12'1" x 10'9" (3.7m x 3.3m)

Double bedroom with fitted wardrobes, coving, window to rear, neutral carpet and decor.

Bedroom Six

7'2" x 6'4" (2.2m x 1.95m)

Single bedroom with velux window to front, neutral carpet and decor.

Family Bathroom

Spacious bathroom with white suite consisting of bath, separate shower, WC and basin, vertical chrome radiator, grey floor tiles with underfloor heating, white wall tiles with decorative border tiles, windows to front and side.

Landing One

18'0" x 9'10" (5.5m x 3.0m)

Spacious landing with leaded window to front offering lots of natural light, neutral carpet and decor, access to master bedroom, and ensuite, bedroom three and en suite.

Master Bedroom

25'5" x 15'1" to 14'1" x 15'1" (7.75m x 4.6m to 4.3m x 4.6m)

Good size double bedroom with dressing area, fitted double wardrobes, two leaded windows to front of property, velux window to rear, neutral carpet and decor, plenty of eaves storage, loft access.

En Suite

8'0" x 5'10" (2.45m x 1.8m)

Spacious en suite with walk-in glass shower, white WC and basin, grey floor tiles with underfloor heating and contrasting white wall tiles, built-in eaves storage.

Bedroom Three

14'9" x 9'8" (4.5m x 2.95m)

Double bedroom with neutral carpet and decor, leaded window to rear of property, beamed feature wall, eaves storage.

En Suite

9'2" x 6'2" (2.8m x 1.9m)

En Suite with white suite consisting of bath, basin and WC, separate corner shower also, velux window to rear, neutral floor tiles with white wall tiles.

Double Garage

26'10" x 21'11" (8.2m x 6.7m)

Spacious open-plan double garage with two electric doors to front, separate burglar alarm for this area, power and light, plenty of storage, two windows to rear, worktop, basin and cupboards, door to side out to swimming pool area, door into WC.

Garage WC

5'4" x 2'5" (1.65m x 0.75m)

With basin and WC, useful room located inside double garage convenient for swimming pool users too.

Swimming Pool

32'9" x 13'1" (10m x 4m)

Good size heated swimming pool (10m x 4m) with surrounding wall and secure gated entrance, large terraces surround the pool for sunbathing and relaxing, whilst established plants and trees provide shade as and when required. A pathway from here leads to the bar/summerhouse/stables, the pool house is located nearby behind main house.

Bar Area/Stables

28'6" x 9'10" (8.7m x 3.0m)

Former stables currently used as a fully functioning private pub "The Mucky Duck", with electric, water, backlights and uplighters, immersion heater, burglar alarm and data cabling. Great size bar area with basin, worktop space, built-in shelving, pumps, and plenty of space for ample tables and chairs as desired. Outside, a good size terrace provides plenty of potential for socializing, with ample space for several tables and chairs, and a delightful view across the gardens and grounds.

Tennis Court

Impressive full size tennis court with basketball/netball attachment also, accessed via an attractive pathway

and steps from the gardens, fully fenced and surrounded by mature conifers for added privacy.

Gardens and Land

The gardens/land of approximately 2.75 acres begin the moment you drive through the private gate, with a large flat area immediately to your right and the front of the house, continuing up to the tennis court and beyond. Further well tended and established gardens wrap around the house on all sides, to include a duck pond and hen-house, single garage and wooden storage shed, pump room, further shed, and swimming pool to the side of the property.

Front of House

An electric gate with CCTV leads to a further gate to the long sweeping drive down to this impressive "L-shaped" farmhouse with integral double garage, set amongst approximately 2.75 acres of flat grounds and garden, and bordering beautiful protected countryside. The private tennis court is on your right, across the grounds you will see the stables/summerhouse/bar, before arriving at the house with ample car parking for several cars, with the swimming pool to one side.

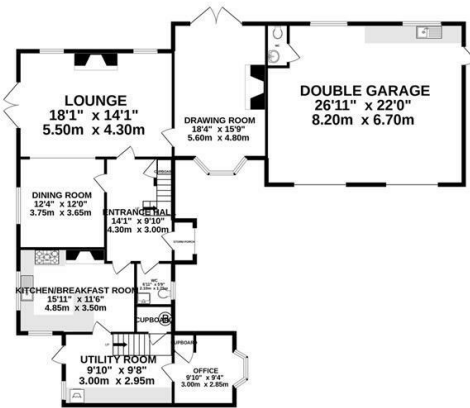
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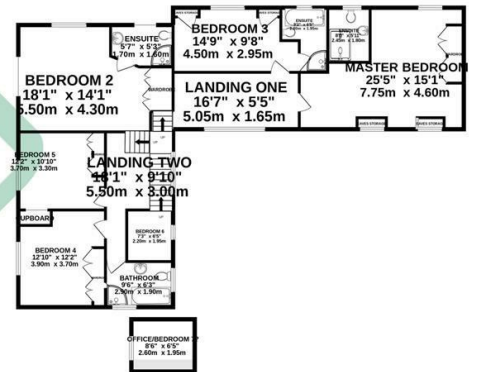


GROUND FLOOR
2178 sq.ft. (202.3 sq.m.) approx.



1ST FLOOR
1534 sq.ft. (142.5 sq.m.) approx.

SUMMERHOUSE/BAR/FORMER STABLES
28'7" x 9'10"
8.70m x 3.00m



TOTAL FLOOR AREA : 3712 sq.ft. (344.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		56	77
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			

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