

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 three bedrooms, adaptable accommodation with many period features, gas central heating, double glazing, garage/workshop suitable for conversion (STPP), ample parking and cottage style gardens

- Three Bedrooms
- Dining Room
- Double Glazing
- Secluded Walled Rear Garden
- Ground Floor Bathroom and Cloakroom
- Kitchen
- Garage Suitable for Room Conversion
- Sitting Room
- Gas Central Heating
- Generous Parking

Nestled in the charming area of Cudham Lane South, this delightful period cottage, offers a perfect blend of character and modern living.

One of the features of this home is the garage with double glazed windows and heating which is considered suitable for conversion to another room (STPP).

There is a generous parking space, for up to three vehicles. This is a rare advantage.

The walled rear garden is sheltered and secluded offering a shaded summer dining area.

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 and there are large partly-boarded attics for storage.. 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 to partially boarded loft with space for storage.

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.

BEDROOM THREE/STUDY
With radiator, fitted carpet and brick surround to a closed fireplace.

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, and gas boiler, radiator and double-glazed windows making it suitable for conversion subject to necessary consents.
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 summer entertaining.

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.

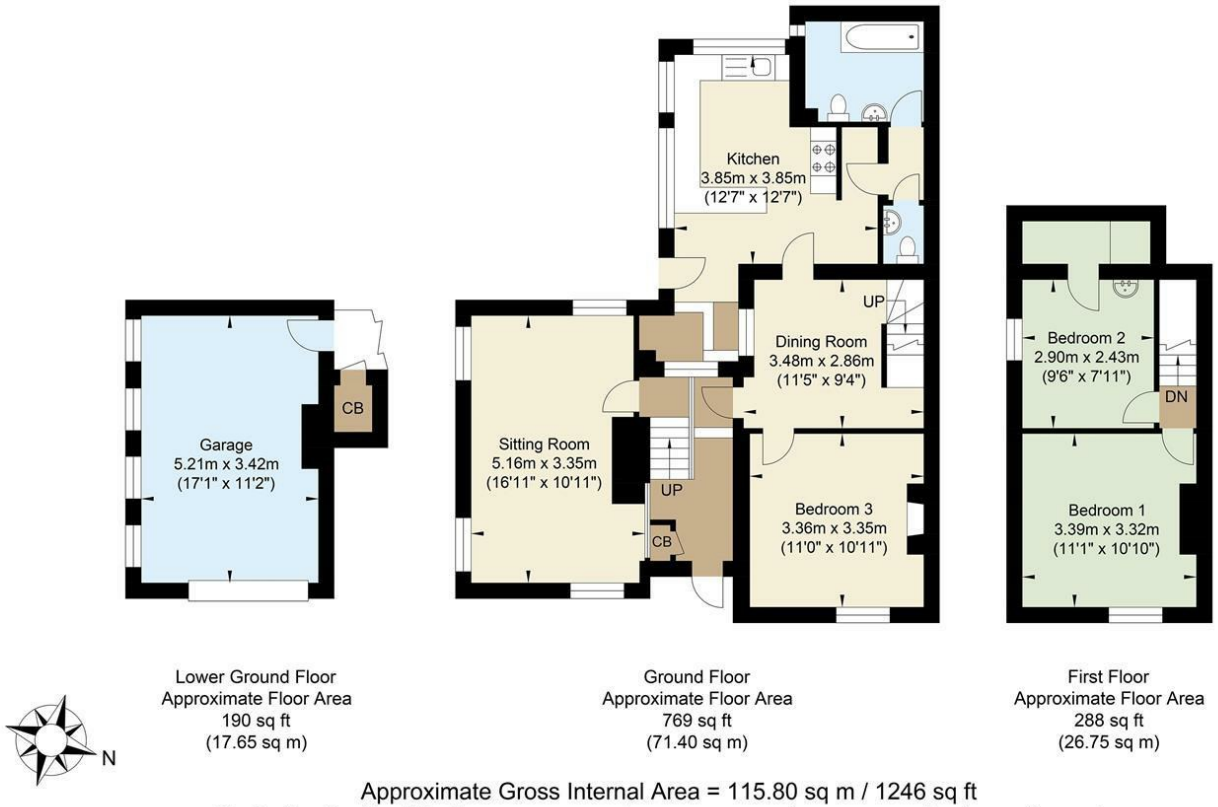








EPC Rating- D



Lower Ground Floor
Approximate Floor Area
190 sq ft
(17.65 sq m)

Ground Floor
Approximate Floor Area
769 sq ft
(71.40 sq m)

First Floor
Approximate Floor Area
288 sq ft
(26.75 sq m)

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

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