



Ibbett Mosely

Yew Tree Cottage Crockenhill Road,
Orpington, BR5 4ER £1,600,000



Robert Moseley

A beautifully presented Grade II Listed period cottage of 17th-century origin, Yew Tree Cottage combines exceptional character with modern family living. Set behind electric gates with landscaped gardens and woodland views, the property offers annexe potential, planning permission for extension, and superb ancillary accommodation set in beautiful gardens of about half an acre.

SUMMARY

Yew Tree Cottage is a truly enchanting Grade II Listed family home, dating back to the 17th century, beautifully positioned within a semi-rural setting on the outskirts of Orpington. This exceptional property seamlessly blends historic charm and craftsmanship with sympathetic modern additions, creating a warm, characterful yet highly practical residence suited to contemporary family life. Set behind electric wooden gates and enjoying landscaped gardens and woodland views, the property also offers planning permission for an extension and excellent annexe potential. Upon entering the home, you are welcomed into a charming entrance hall, accessible from both the front and rear of the property. The space immediately showcases the cottage's heritage, with a traditional tiled floor and a striking, handcrafted oak staircase rising to a galleried landing above. This central hallway sets the tone for the remainder of the house, combining practicality with timeless elegance. The heart of Yew Tree Cottage is the stunning triple-aspect kitchen/breakfast

- Grade II Listed period cottage with 17th-century origins
- Four generous bedrooms including principal suite with dressing room
- Stunning triple-aspect kitchen/breakfast room with gas Aga
- Wealth of character features including exposed beams and inglenook fireplaces
- Multiple reception rooms offering flexible family living
- Beautifully landscaped gardens with woodland views
- Garden office and ornamental pond
- Large detached garage/workshop with electric oak door
- Planning permission in place for an extension and annexe potential
- Gated driveway with ample parking in a peaceful rural setting

room, which is flooded with natural light throughout the day. Anchored by a traditional gas Aga housed within a recessed brick fireplace, the kitchen exudes warmth and character. Oak base units, tiled worktops and carefully planned storage combine functionality with rustic charm, while bi-fold doors open directly onto the rear garden, making this an ideal space for both family living and entertaining. The ground floor offers a collection of versatile and inviting reception rooms. The principal sitting room enjoys a double-aspect outlook, oak flooring and a magnificent inglenook fireplace with brick detailing and a wood-burning stove, creating a cosy yet impressive focal point. A formal dining room provides the perfect setting for entertaining, while a separate study with its own brick fireplace offers a quiet retreat for home working or reading. The first floor accommodation is arranged around the galleried landing and comprises four generously proportioned bedrooms, each retaining individual character. The principal bedroom suite forms a peaceful haven, completed by an adjoining dressing





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room with bespoke oak his-and-hers wardrobes and a spacious, well-appointed bathroom. The remaining bedrooms are equally charming, one benefitting from a walk-in wardrobe extending into the eaves. A beautifully styled family bathroom featuring a freestanding Victorian-style bath, mixer tap and separate WC completes the first floor.

OUTSIDE

Externally, Yew Tree Cottage sits discreetly back from the road, approached via electric gates opening to a generous driveway providing ample parking. The rear garden is a particular highlight, thoughtfully landscaped to create a tranquil sanctuary. Split-level terraces provide ideal areas for alfresco dining and entertaining, while a pillared walkway leads to an ornamental pond and a contemporary garden office, perfect for remote working or creative pursuits. Mature planting and woodland views enhance the sense of privacy and calm.

The property further benefits from a substantial detached garage featuring an electric oak door, light and power, opening into a tiled space currently utilised as a gym/workshop. Attached to the garage are former indoor pool changing facilities, offering excellent scope for conversion into a self-contained annexe or guest accommodation, subject to the relevant consents.

In summary, Yew Tree Cottage is a rare opportunity to acquire a distinctive period home of considerable charm and flexibility, offering beautifully landscaped grounds, rural views, modern outbuildings and future potential, all within convenient reach of transport links, schooling and local amenities.

LOCATION

The property is located within the picturesque hamlet of Kevington, on the rural outskirts of Orpington in the London Borough of Bromley. The area is renowned for its peaceful countryside setting, strong community feel and attractive mix of traditional cottages and family homes.



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Despite its rural atmosphere, the location offers excellent connectivity. Orpington, St Mary Cray and Swanley stations are all within easy reach, providing direct and fast train services into central London. The nearby M25 allows convenient access to the wider motorway network, Gatwick Airport and the Kent countryside.

Families benefit from a strong selection of well-regarded schools, including Crockenhill Primary School and a range of secondary, grammar and independent options in Orpington, Swanley and Bromley. The surrounding area offers beautiful countryside walks, historic attractions such as Lullingstone Castle, and a variety of leisure, shopping and dining options nearby.



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Approximate Gross Internal Area (Including Outbuildings) = 269.84 sq m / 2902 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

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