





Cudham Lane South

Cudham, Kent, TN14 7QA

Offers in excess of: £2,200,000 FREEHOLD

- IN EXCESS OF 5,000 SQ FT OF LIVING ACCOMMODATION
- 2,500 SQ FT SEPARATE LEISURE COMPLEX
- BESPOKE AMERICAN BLACK WALNUT STONEHAM KITCHEN WITH GAGGENAU APPLIANCES
 - C P HART BATHROOM FITTINGS
- DOUBLE/TRIPLE GLAZED HARDWOOD WINDOWS/DOORS
 - LED LIGHTING & CAT 5E NETWORK CABLING
- PERIOD FEATURES TO INCLUDE HIGH CEILINGS & RESTORED FIREPLACES
- FULLY RENOVATED TO INCLUDE RE-WIRING/RE-PLUMBED/NEW CENTRAL HEATING
 - UNDERFLOOR HEATING TO GROUND FLOOR
- ORPINGTON STATION 5 MILES (LONDON BRIDGE 15 MINS)

A generously proportioned and imposing Victorian vicarage of immense character, located in a sought-after rural setting, within a short drive of Orpington station. Immaculately renovated by the current owners to a luxurious level of specification, this handsome family home enjoys a delightful, tucked-away position within mature gardens and grounds of approximately 2 acres, providing a high degree of privacy and seclusion.

OPULENT ENTRANCE/RECEPTION HALL – OPEN PLAN KITCHEN/BREAKFAST/ FAMILY ROOM/ORANGERY – DRAWING ROOM – BILLIARD/GAMES ROOM – FORMAL DINING ROOM – STUDY – BOOT ROOM – UTILITY ROOM – CLOAKROOM – MASTER SUITE WITH FULL BATHROOM & SEPARATE DRESSING ROOM – GUEST SUITE – TWO FURTHER DOUBLE BEDROOMS – FAMILY BATHROOM – DETACHED DOUBLE GARAGE WITH INTEGRAL WORKSHOP & STORE ROOMS – LEISURE COMPLEX WITH SWIMMING POOL PREPARATION – GARDENS & GROUNDS OF 2 ACRES – INDIAN STONE DINING TERRACE WITH WESTERLY VIEWS – FULLY TANKED STORAGE CELLAR AND PLANT ROOM

AGENTS' NOTE: We understand that a completion certificate has been issued by Bromley Local Authority Building Control for the leisure complex but this is offered within the sale in its present condition, to be finished to a specification by the incoming owner

POINTS OF NOTE:

- Resin bonded carriage style driveway with access to the double garage with electric up-and-over garage doors, integral workshop and two separate store rooms
- Level gardens and grounds of approximately two acres - mainly laid to lawn with a number of mature trees and defined perimeters - wrap around the property, providing superb recreational space and a picturesque outlook from the house. An elevated balustraded terrace of Indian sandstone construction, accessed by several sets of French doors from the house and with stone steps descending to a lower level of lawn, benefits from a glorious westerly aspect and serves as an ideal stage for both dining and entertaining
- High ceilings with decorative coving
- Double glazed, weighted cord hardwood sash windows. Triple glazed hardwood external doors
- Underfloor heated (wet system) marble and solid oak flooring throughout the ground floor



- Study with bespoke fitted bookcases/cupboards and integral desk
- State of the art custom-built American black walnut Stoneham kitchen with Forest Carbon granite worksurfaces over and integrated lighting. Under-mounted stainless steel sink, two integrated Siemens dishwashers, Gaggenau appliances to include induction hobs and teppanyaki grill, downdraft extractor, combination oven, fan assisted oven, microwave, warming drawer, full height wine chiller, American style fridge freezer with ice dispenser and coffee machine
- Boot room with fitted tall storage cupboards – ideal for coats, ironing board, vacuum etc - corner carousel style shoe/boot storage. Inset ceramic butler style sink with mixer tap
- Galleried upper landing with central light well
- Indulgent master suite incorporating a dressing room with fitted wardrobes and dressing table and en suite bathroom, comprising a period style vanity counter with undermounted 'his and hers' basins, double sized shower with monsoon shower head and separate hand held attachment, WC, contemporary double ended floor mounted bath, underheated (electric) marble flooring and ladder style heated towel rail
- Grand family bathroom with Amtico flooring, jacuzzi bath with hand held shower attachment, wall mounted inset TV, double sized walk-in shower with drench head, modern close coupled WC, wall hung vanity cupboard with Duravit basin, wall mounted storage cabinet and heated towel rail
- Laundry/utility room with space for a washer and dryer, fold-out ironing board, inset sink with mixer tap, assorted fitted storage cupboards and Amtico flooring

LOCATION

Cudham has long been regarded as an ideal location with its distinctly village/semi rural feel and easy access to Green Street Green, which provides a good range of day to day facilities including a Waitrose supermarket. Orpington, Bromley and Sevenoaks are all close-by, providing a broader range of shopping and leisure amenities. The area benefits from a number of highly regarded state and private schools, golf and sporting facilities. M25 junction 4 allows easy access to other motorway networks, the Dartford River Crossing and Bluewater Shopping Centre, together with both Gatwick and Heathrow Airports.

SERVICES

Mains: electricity, water, gas and drainage

OUTGOINGS

Bromley Council - Tel No. 0300 303 8670
Council Tax Band H - £2,905.42 (2018/19)
EPC: C

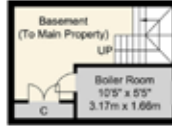
VIEWING

Strictly by appointment via James Millard Independent Estate Agents
1 & 2 The Grange, High Street, Westerham, Kent TN16 1AH
Tel: (01959) 565756
E-mail: westerham@jamesmillard.co.uk
Web Site: www.jamesmillard.co.uk

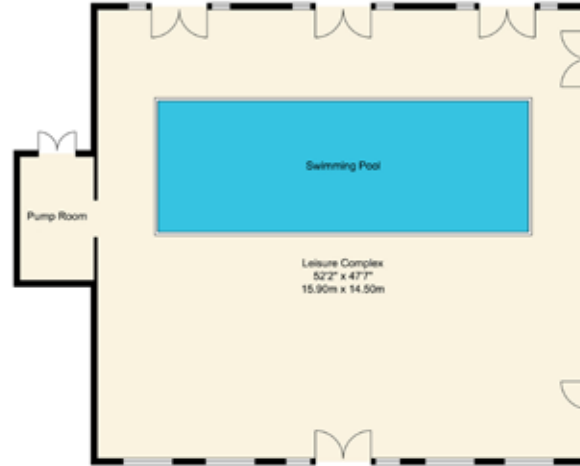




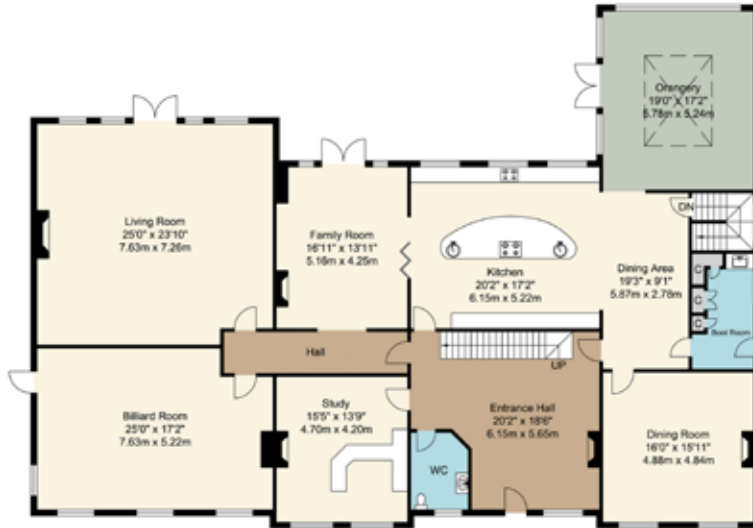
Garage
Approximate Floor Area
823.86 SQ.FT.
(76.54 SQ.M.)



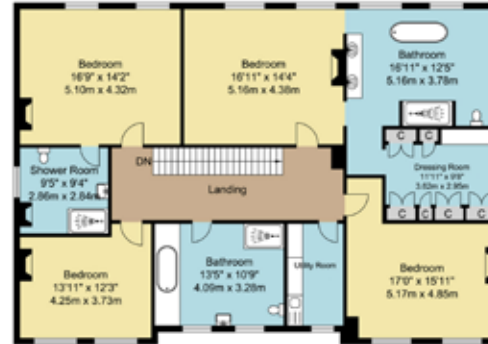
Basement
Approximate Floor Area
199.88 SQ.FT.
(18.57 SQ.M.)



Outbuilding
Approximate Floor Area
2589.25 SQ.FT.
(240.55 SQ.M.)



Ground Floor
Approximate Floor Area
3179.87 SQ.FT.
(295.42 SQ.M.)



First Floor
Approximate Floor Area
1739.44 SQ.FT.
(161.60 SQ.M.)

TOTAL APPROX FLOOR AREA 8532.33 SQ.FT. (792.68 SQ. M.)

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INDEPENDENT ESTATE AGENTS