



Cudham TN14
£1,145,000

jdm
ESTATE AGENTS

Description:

This delightful country house, built only twenty years ago, is set in an idyllic semi-rural location in grounds of approximately 3.5 acres (subject to verification). The well presented property is accessed via a long, private drive with wrought iron gates. The drive widens to provide extensive parking areas which would be ideal for those with many or large vehicles.

The accommodation comprises a large kitchen/breakfast room, that has recently been refitted with Shaker style units and granite worktops. There is a range style cooker, integrated washing machine, tumble dryer, integrated dishwasher, a Falcon wine cooler and space for an American style fridge/freezer. Double doors from the dining area lead through to the double aspect lounge with large brick Inglenook fireplace. Double doors lead onto a raised decked area which is ideal for entertaining. The large study to the ground floor could be used as a second family room. There is also a downstairs cloakroom.

To the first floor, there is a spacious galleried landing. The master bedroom has fitted wardrobes and an en-suite shower room. There are three further bedrooms and a good sized family bathroom with bath and separate shower.

The delightful, well kept grounds are a particular feature and extend to approximately three and a half acres (to be verified) and include lawns, beds, borders and mature trees.



Directions: From our Locksbottom office turn left into Crofton Rd. At the traffic lights turn left onto Farnborough Common (A21), continue across two roundabouts and at the third roundabout take the third exit into Cudham Lane North. Continue past the Blacksmiths Arms pub on the left and into Cudham Lane South. Proceed for approximately 0.75 mile and turn right at Oakhurst. Proceed up the private driveway to the end and turn right and you will be facing wrought iron gates that lead to Windy Rush.

Tenure: Freehold

Council Tax Band: G

Local Authority: London Borough of Bromley



Room Dimensions:

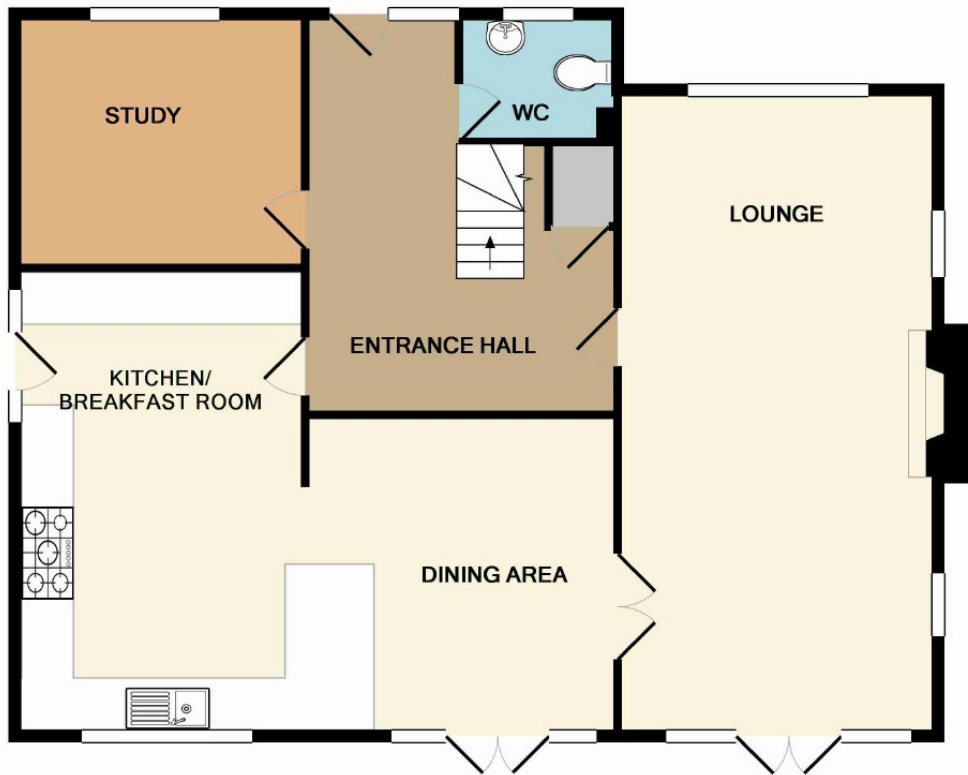
Reception Hall	15'8 x 12'3 (L-shaped)
Cloakroom	
Drawing Room	25' x 12'4
Study	11' x 9'7
Kitchen/Breakfast Room	23'10 x 18'2 max
First Floor Landing	15' x 12'6
Bedroom One	13'2 x 11'1
En-suite Shower Room	
Bedroom Two	13'1 x 12'1
Bedroom Three	12'5 x 11'2
Bedroom Four	11'11 x 11'2
Family Bathroom	
Outside	
Gardens and Grounds	Approx. three and a half acres
Cabin	
Workshop	15' x 11'
Storage Shed	8' x 8'



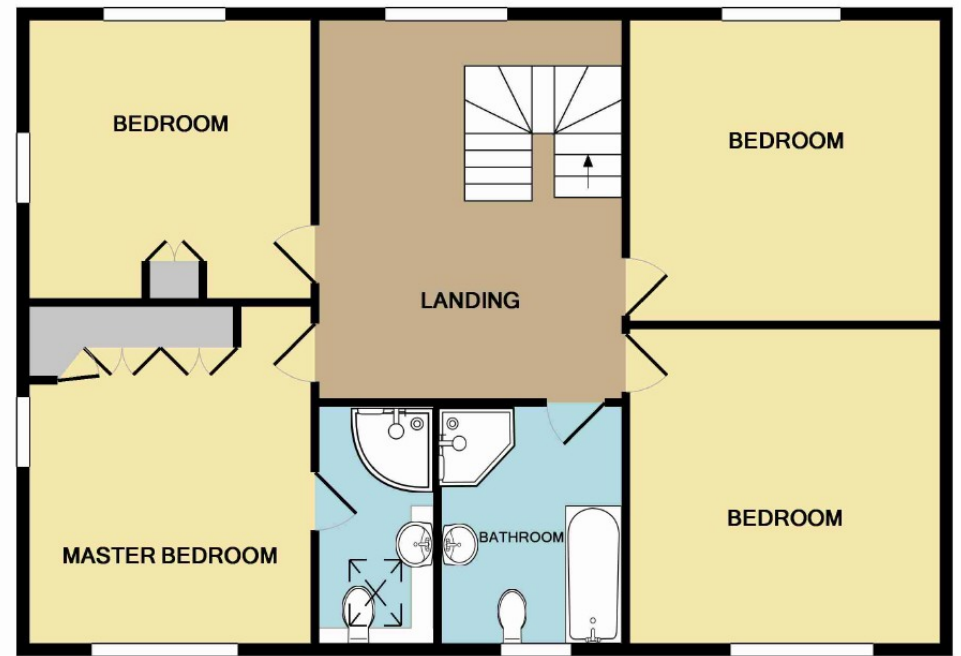
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Please contact the branch for a complete copy of the EPC document





GROUND FLOOR
APPROX. FLOOR
AREA 932 SQ.FT.
(86.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 847 SQ.FT.
(78.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1779 SQ.FT. (165.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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IMPORTANT NOTICE

jdm must advise that although every effort has been made to ensure the accuracy of these details they form no part of any contract and are issued without any responsibility on the part of the agents or vendor. Photographs may have been taken using a wide angle lens. Any floor plans shown are not to scale. All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been obtained. We have not carried out a survey of the property nor have we tested any services, systems or appliances at this property. We strongly recommend that all the information we provide is verified by yourselves on inspection and by your Surveyor and Solicitor or Legal Adviser.

jdm recommends Independent Mortgage Advice. For help with your mortgage please contact your local branch. Your home may be repossessed if you do not keep up repayments on your mortgage. Written quotations available on request.

jdm Locksbottom

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