





This individual, extended, four bedroom detached house is situated in a semi-rural position with open views over fields to the front and a garden of 1.35' which backs onto a paddock. The surrounding area is noted for an abundance of footpaths through scenic countryside which will delight country lovers and walkers as they discover the pretty villages of Downe, Cudham and Knockholt. Surprisingly, all of this is within the M25 with easy access to public transport.

The accommodation comprises entrance hall with tiled cloakroom/shower room. The inviting living room has a log burning stove and there is a separate study. From the open plan kitchen/diner, with its medium oak units and granite worktops, there are double doors to the garden. The kitchen comes with a Rangemaster five ring gas range, dishwasher and washing machine. The master bedroom is near the shower room on the ground floor and has fitted wardrobes.

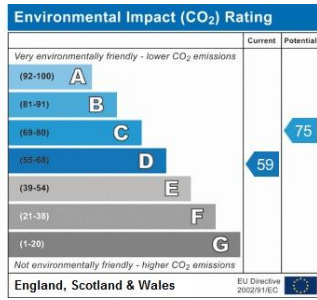
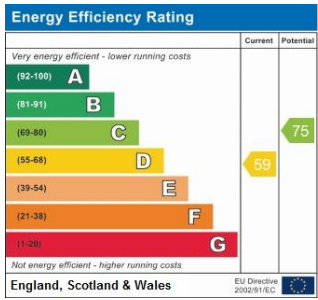
To the first floor, two of the three bedrooms will accommodate a double bed and the third is a single. The spacious, tiled family bathroom has a three piece white suite comprising Jacuzzi bath with shower over, pedestal wash hand basin and WC.

Outside, there is a paved area, a lawn and space for a vegetable plot at the far end. The garage is currently used for storage but can be accessed by a shared drive to the side of the property. There is parking on the front for up to five cars.

Bus routes R5 and R10 pass the door, linking Cudham with Orpington mainline station and shopping centre. There is easy access to the M25 at junction 4.

Our vendors say "Our favourite room is the kitchen and dining room which has worked really well for our large family. We have loved observing the birdlife from our home and hearing the sound of the owls at night".





Please refer to

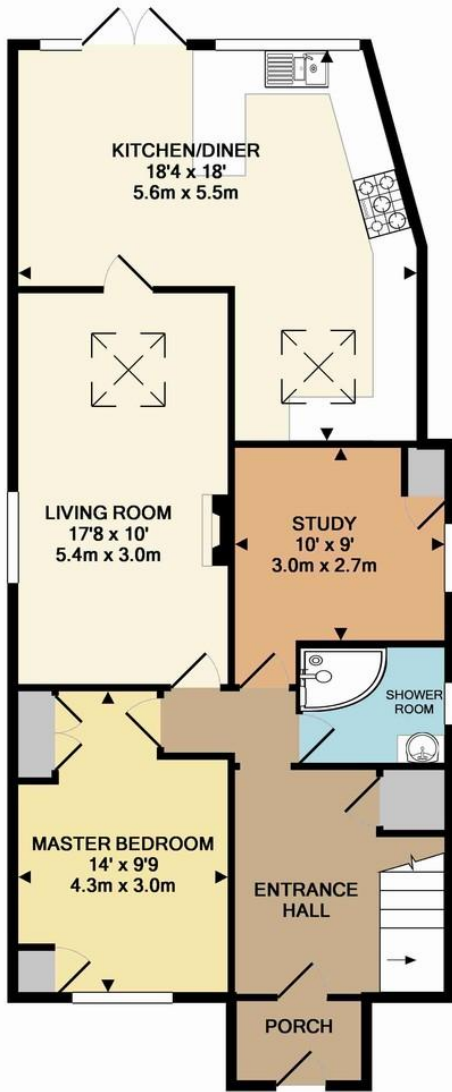
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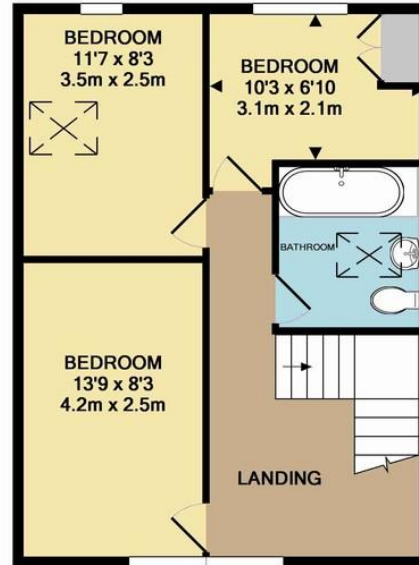
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GROUND FLOOR  
APPROX. FLOOR  
AREA 832 SQ.FT.  
(77.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 454 SQ.FT.  
(42.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1286 SQ.FT. (119.5 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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