



Downe BR6  
£1,590,500

**jdm**  
ESTATE AGENTS



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**Description:**

Built circa 1750, with later additions, this captivating period cottage enjoys a scenic location surrounded by the High Elms Golf Course and Country Park. Situated between the picturesque villages of Farnborough and Downe, the general area has historic connections having formerly been home to William Pitt The Younger and Charles Darwin and has been proposed as a Unesco World Heritage Site.

The charming interior provides spacious accommodation with a welcoming kitchen/breakfast room and an Aga and adjacent snug with log burning stove. There is a formal drawing room with a feature fireplace, a separate dining room and a useful boot room to kick off muddy wellingtons after country walks. There is a utility room and a cloakroom. On the first floor, a large landing leads to the master bedroom with en-suite bathroom, three further bedrooms and a shower room.

The delightful southerly aspect, landscaped grounds have various seating areas, summer house and potting shed and to the far side of the garden a tranquil pond. Either side of the property there are automatic gates. To one side is the residential fine oak framed garage/barn for two vehicles and to the other side a private drive which leads to a barn measuring over 40ft long which now has commercial office use. There is also a second barn of approximately 30ft. The plot extends to approximately three quarters of an acre.

You can enjoy country living yet still be well placed for fast commuter rail services from Chelsfield and Orpington. M25 junction 4 is about 5 miles distant giving access to Gatwick and Heathrow airports and Ebbsfleet for Eurostar. Local shops and supermarkets are found at Green Street Green and Locksbottom.

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**Directions:** From our Locksbottom office turn left into Crofton Road. At the traffic lights turn left onto the A21. Continue straight across the first roundabout. At the second roundabout take the third exit into Farnborough Hill. At the mini roundabout take the first exit into Shire Lane and second left into High Elms Road.

**Tenure:** Freehold

**Council Tax Band:** G

**Local Authority:** London Borough of Bromley

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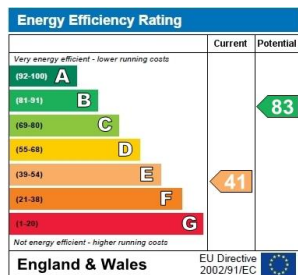




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**Room Dimensions:**

Hall	10'3 x 7'7
Drawing Room	17'5 x 15'2
Snug	15'6 x 13'1
Kitchen/Breakfast Room	18'2 x 14'9
Dining Room	12'5 x 9'5
Boot Room	13'2 x 10'
Utility Room	11' x 5'
Cloakroom	
First Floor Landing	11'2 x 10'7
Bedroom One	15'10 x 12'
En-suite	9'7 x 9'
Bedroom Two	14'4 x 10'10
Bedroom Three	12'8 x 10'3
Bedroom Four	10'7 x 10'2 max
Shower Room	9'2 x 7'2
Outside	
Barn One	45'4 x 13'3 plus 13'3 x 7'3
Barn Two	28'9 x 12'
Landscaped Grounds	0.75 acre approx



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





GROUND FLOOR  
APPROX. FLOOR  
AREA 1207 SQ.FT.  
(112.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 895 SQ.FT.  
(83.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 2102 SQ.FT. (195.3 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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