







## GUIDE PRICE £625,000 - £650,000

Tucked away in a quiet cul de sac is this unique and beautifully presented grade II listed four bedroom barn conversion. The flexible accommodation allows the property to be used as either a four bedroom, two reception room property or as three bedrooms and three reception rooms, depending on your needs.

Recently extended, this property offers a wealth of accommodation including a feature reception room boasting a vaulted ceiling with exposed beams. There is a charming kitchen/diner with fitted units, integrated appliances and a stable door that leads onto the garden. Downstairs there is also the modern family bathroom as well as the extension providing a large master bedroom offering views of the garden as well as an en-suite shower room and fitted wardrobes.

The stairs lead up from the main reception room to a mezzanine level which has been beautifully restored, maintaining many of the original 1850s features including the characterful beams. On the first floor are two double bedrooms, a shower room and separate wc. The first floor provides delightful views of the Kent countryside which must be viewed in person to be truly appreciated.

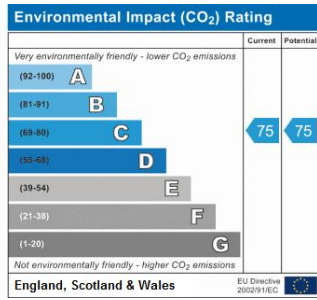
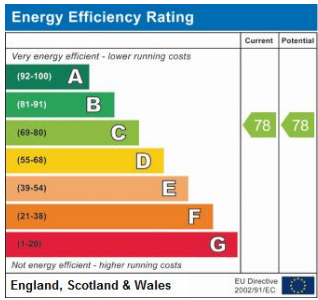
Externally the property has a landscaped rear garden with an exquisite Indian sandstone patio area. To the front is off street parking for two cars.

The property is well located for Orpington town centre, the Nugent Centre and public transport including Orpington mainline station serving several London termini, whilst the M25 is only three miles away. The area also has access to an array of national trust woodlands, parks and recreation grounds.

The superb finish, location and charm of this 1850s barn conversion makes internal viewing essential.







Please refer to

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to view our full area guides



# The Secret Barn

APPROX. GROSS INTERNAL FLOOR AREA 1792.24 SQFT / 166.50 SQM.



GROUND FLOOR



FIRST FLOOR

This is for guidance only, not to scale and must not be relied upon as a statement of fact.  
Attention is drawn to the notice on these particulars.

