





Rarely is there a property that is offered to the market with such character and charm as Mulbarton Cottage. Built originally as a gate house C.1881, it has been greatly extended over the years and is set in grounds of around 0.375 of an acre in a sought after private residential road close to Chislehurst High Street and Royal Parade.

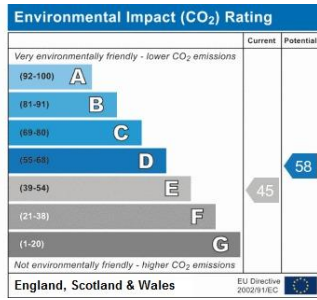
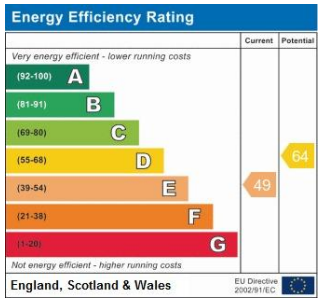
This house is far from a cottage, having a spacious welcoming hallway with wooden beams and oak flooring. The rooms leading off the hallway are also spacious and well proportioned with the living room at the rear of the property overlooking the landscaped gardens from a double aspect. This room also has beams, oak flooring and a feature fireplace with a wood burning stove. From here you enter the study which has a rounded bay window with wooden shutters and bespoke fitted furniture. This room could also be used as a 5th bedroom/guest room as it has an ensuite wet room in a contemporary high specification design. The dining room has a beamed vaulted ceiling and stone fireplace making it another large room, yet cosy. The kitchen/breakfast room has fitted shaker style units with appliances and French doors onto the garden. There is also a utility room with fitted cupboards which include a large larder.

There are 3 double bedrooms to the ground floor, all with high ceilings and fitted shutters to the windows. One bedroom has a large bay window and feature fireplace. A large family bathroom which includes a walk in shower services these bedrooms, (ensuites could easily be added to 2 of the bedrooms if required). Upstairs there is the master bedroom with ensuite bathroom and dressing room.



Outside the seduced garden to the rear of the house is framed by stone balustrades with steps leading up to a lily pond with water feature and is a perfect place to sit with a drink soaking up the evening sun in summer. There is a detached garage with a second driveway to the other side of the house with further garden area. Planning consent exists for expansion to the first floor of the house to include a further 3 bedrooms, bathrooms etc and a feature conservatory to the ground floor if required.

You have to see this property to appreciate all it has to offer.



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Mulbarton Cottage

APPROX. GROSS INTERNAL FLOOR AREA 2704.97 SQFT / 251.30 SQM . EXC. GARAGE



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.

