





Set in the heart of Scadbury Park this property is surrounded by fields and open countryside but Royal Parade with its shops and restaurants is an approximate 3/4 of a mile walk through the woods, Chislehurst station a short car journey away and Chislehurst village centre with its common and ponds 1 1/4 miles distance.

The house itself was originally the head workman's cottage of the Scadbury estate and is nearly opposite the site of the original historic manor house which was the home of the Walsingham family who were closely associated with Queen Elizabeth I. Today the estate is a nature reserve with the only part of the estate buildings in existence being these cottages and the farm which is in close proximity.

The property is beautifully presented and has been sympathetically extended to provide a substantial home but retaining the character and quaintness of the original house. The heart of the house is a large kitchen/diner which has open plan access to a conservatory with views over the countryside. The kitchen units were hand built by a local cabinet maker and are of a country style. There is access from here to the main lounge which is flooded by natural light by the front, rear and side windows which afford views over the fields. There is a further reception room downstairs as well as a utility/cloak room. Upstairs four good sized bedrooms and two modern bathrooms can be found, one of which is ensuite to the main bedroom.

The rear garden is a good size and mainly laid to lawn with a raised wooden decked terrace. To the front is a small garden with specimen shrubs and a drive providing parking. Further residents parking is located opposite the house.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>72</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>43</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(82-100)	<b>A</b>		<b>82</b>
(61-81)	<b>B</b>		
(39-60)	<b>C</b>		
(15-38)	<b>D</b>	<b>57</b>	
(1-14)	<b>E</b>		
(1-20)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



Please refer to

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# Scadbury Park Cottages

APPROX. GROSS INTERNAL FLOOR AREA 169.48 SQM / 1824.30 SQFT.

