

Robert Vincent

Orpington
£995,000

4 bedroom semi-detached house for sale | Freehold

Rarely Available – An Elegant 1920s Semi- Detached Family Residence in one of Orpington's Most Prestigious Locations. Occupying one of Orpington's most sought-after residential locations, this exceptional 1920s detached family home is set back from the road, offering an enviably peaceful and private setting. Beautifully presented throughout, the property effortlessly combines timeless period charm with contemporary living, retaining many original features while benefiting from stylish modern upgrades.

Ideally situated within just half a mile of Orpington Mainline Station and only 0.3 miles from the High Street, this impressive home offers generous and versatile accommodation, making it perfect for growing families.

Upon entering, you are welcomed by a spacious entrance porch leading through the original oak front door into a stunning reception hall, complete with elegant porcelain flooring and a handcrafted oak staircase. The ground floor comprises a cloakroom, an elegant front reception room, and a superb extended living and dining room with large sliding doors opening onto the beautifully landscaped rear garden. The contemporary fitted kitchen features integrated appliances and leads to a practical utility room, which houses the washing machine, tumble dryer and wall-mounted combination boiler, with internal access to the garage.

The first floor offers three generous double bedrooms, one of which benefits from a stylish en-suite bathroom. There is also a well-appointed family bathroom and a separate office, ideal for those working from home.

A beautiful oak staircase continues to the second floor, where you will find the impressive principal

bedroom suite. This luxurious space includes fitted wardrobes with LED sensor lighting and a beautifully finished en-suite wet room.

Outside, the south-west facing rear garden is a true highlight of the property. A raised patio leads down to a beautifully maintained lawn and thoughtfully landscaped gardens. Designed with entertaining in mind, the outdoor kitchen is equipped with hot and cold water, a fridge, fitted units and a quartz worktop, complemented by a separate gas barbecue with granite work surfaces. A bespoke handcrafted oak dining table comfortably seats 12 to 15 guests beneath a covered entertaining area, creating the perfect space for hosting family and friends throughout the year.

The garden also features an abundance of fruit trees, raspberry bushes, strawberry plants and a greenhouse producing seasonal fruit and vegetables. An automated irrigation system serves both the front and rear gardens, ensuring effortless maintenance.

To the rear of the garden a large outbuilding divided into two sections, a brick-built mechanical workshop and a fully powered garden room, providing an ideal office, studio or gym for those working from home.

Further benefits include:

• Ceiling-mounted surround sound speakers to the living room and kitchen.
• Rustic oak flooring throughout much of the property.
• Electric underfloor heating.
• Automated irrigation system to both front and rear gardens.
• Resin driveway providing off-street parking for up to four vehicles & Electric Charging Point , Front Security Bollards.

• Integral garage.

Location

The property enjoys an outstanding location for commuters, with Orpington Mainline Station providing fast and frequent services to London Bridge, Cannon Street, Charing Cross, London Victoria and the City.

Excellent road links are available via Junction 4 of the M25, offering convenient access to the national motorway network, Bluewater Shopping Centre, the Channel Tunnel, Central London, the Kent and Sussex countryside, as well as Gatwick and Heathrow airports.

The surrounding area offers an excellent lifestyle, with beautiful countryside walks through Shoreham and Lullingstone, renowned for its picturesque lavender fields, vineyards and local farm shops. A wide range of sporting facilities are nearby, including swimming, golf, equestrian centres, Orpington Cricket Club and Orpington Tennis Club
.
Families are exceptionally well served by a number of highly regarded schools, including the outstanding St Olave's Grammar School, alongside an excellent selection of respected state and independent schools.

This outstanding family home offers a rare opportunity to acquire a property of exceptional quality in one of Orpington's finest locations. Early viewing is highly recommended to fully appreciate everything this remarkable home has to offer.

Council Tax Band: F (London Borough of Bromley)
Tenure: Freehold
Parking options: Garage, Off Street
Garden details: Rear Garden








Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

Goddington Lane, BR6

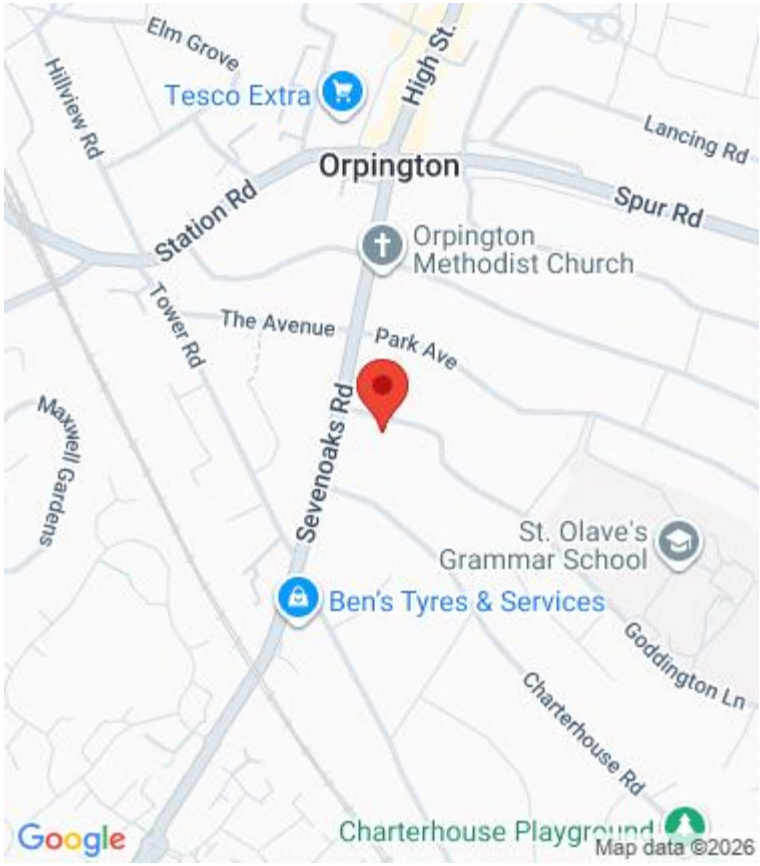
Approximate Gross Internal Area = 2246 sq ft / 208.7 sq m

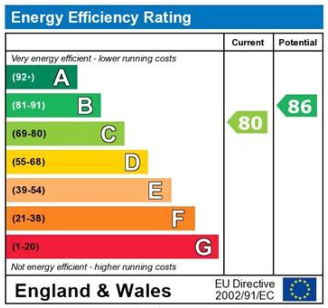
Outbuilding Area = 258 sq ft / 24.0 sq m

Total Area = 2504 sq ft / 232.7 sq m



This floor plan was produced using RICS measurements standards 2nd edition.
For layout guidance only and not drawn to scale unless stated. Windows and door openings are approximate.
Whilst every care is taken in the preparation of this plan, we would advise interested parties to check all dimensions, shapes and compass bearings prior to making any decisions reliant upon them. No liability is accepted for any errors.
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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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Viewing by appointment only
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