



Rowanwood Avenue

Sidcup, DA15 8WN

VIDEO TOUR AVAILABLE

Known as the Manor House on the Hollies development, this beautiful house offers a grand and unique feel. Presentation is to a high standard and every room offers plenty of space with beautiful tall ceilings. There is so much history and character with this house and it offers such a unique feel different to any other house in the area. Located on the highly sought after Hollies development in Sidcup known for its picturesque parkland setting and easy access for Sidcup train station, shops and schools.

Main Features

- Unique Manor House on the popular Hollies development
- Picturesque parkland setting and close to Sidcup station
- Amazing cinema room. fully equipped gym and second kitchen in the basement
- Stunning rear lounge with centre fireplace
- Master bedroom with en-suite and dressing area

FULL DESCRIPTION

We are delighted to offer to the market this stunning home known as the Manor House on the Hollies development - this is a house like no other in the area. It comes with plenty of history and character throughout and resides in the highly sought after Hollies development known for its picturesque parkland setting and convenient access to Sidcup train station, shops and schools.

This grand house has been beautifully presented by

the current owner and briefly comprises of: A grand approach with covered entrance to the front door, entrance hall, a beautifully finished kitchen/diner with a range of built in appliances, and even the downstairs cloakroom has the wow factor. The entrance hall leads into a further reception hall which offers access through to the stunning rear lounge with centre fireplace and doors to the garden. The reception hall also provides access down to the entertainment level of the house where you will find a second kitchen along with an amazing cinema room and gym. The first floor of this grand house offers a huge master bedroom with en-suite and dressing area. There is also a large second bedroom with en-suite and then the top floor features two further bedrooms both of a great size and one has an en-suite with the other having access to the family bathroom.

Externally there is a lawned rear garden which also provides rear access to the double garage and parking.

This is such a unique and stunning house like no other in the area and would make a fantastic buy for anyone looking for a grand family home in a beautiful location. Internal viewing is a must.

Storm porch and front entrance door

Reception hall 14' 3" x 13' 5" (4.34m x 4.09m)

Downstairs cloakroom

Lounge 22' 11" x 17' 6" (6.99m x 5.33m)

Kitchen/diner 25' 3" x 16' 1" (7.7m x 4.9m)

First floor landing

Master bedroom 26' 4" x 16' 5" (8.03m x 5m)

Ensuite

Dressing Room

Bedroom two 23' 11" x 16' 10" (7.29m x 5.13m)

Ensuite

Second floor landing

Bedroom three 26' 7" x 17' 7" (8.1m x 5.36m)



Bedroom four 19' 10" x 17' 7" (6.05m x 5.36m)

Ensuite

Family bathroom 12' 4" x 8' 10" (3.76m x 2.69m)

Basement

Gymnasium 24' 0" x 21' 7" (7.32m x 6.58m)

Cinema Room 21' 11" x 17' 3" (6.68m x 5.26m)

Kitchen 17' 0" x 13' 6" (5.18m x 4.11m)

Storage/wine cellar

Outside

Rear garden laid to lawn.

Double garage and parking to the rear.

Additional Information

Compulsory Leisure Centre Charge: £1000 per annum.

Council Tax Band H £3,358 per annum.

Local authority Bexley London Borough Council

Current EPC Rating 55

Potential EPC Rating 77

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.
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