



Ibbett Mosely

The Spinney, Single Street, Berrys Green, Kent, TN16 3AB



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Offers In The Region Of £899,000

A SPACIOUS DETACHED FAMILY HOUSE SET BACK FROM A QUIET COUNTRY LANE IN A SEMI-RURAL GREEN BELT LOCATION CLOSE TO BEAUTIFUL OPEN COUNTRYSIDE AND THE VILLAGE OF DOWNE. THE PROPERTY WILL ALLOW THE NEW OWNER THE OPPORTUNITY TO UPDATE AND IMPROVE TO THEIR OWN SPECIFICATION AND CRIES OUT TO BE EXTENDED (STPP)

- 4 Bedrooms
- Kitchen
- Gas central Heating
- Garden and Woodland extending to about 1.70 Acres
- Shower Room
- Utility Room
- Large Outbuilding
- 2 Reception Rooms
- Cloakroom
- Ample Parking

An older style detached family home now requiring improvement and with great potential for extension subject to obtaining all necessary consents. Currently the house needs to be modernised and updated, elevations are mainly rendered under a tiled roof.

LOCATION

Surrounded by Kent countryside, The Spinney is situated within reach of Biggin Hill and the delightful village of Downe. Biggin Hill offers a variety of shops including a Waitrose and Tesco Express and a leisure centre with indoor pool. Train services are available from Chelsfield, Bromley South, Hayes and Orpington. There are primary and secondary schools available in the area. M25 access at junction 4 Orpington allowing access to other motorway networks, The Dartford River crossing, Bluewater Shopping Centre, The Channel Tunnel and Gatwick and Heathrow Airports.

GROUND FLOOR

ENTRANCE PORCH

Front door with leaded light panels opening to the

HALL

With radiator, wood block flooring and cupboard under stairs.

CLOAKROOM

With WC, hand basin and radiator.

LIVING ROOM

A double aspect room with double glazed double doors to terrace and garden, radiator, stone surround to fireplace with fitted log burning stove. Woodblock flooring and bay window overlooking the front garden.

DINING ROOM

With two radiators, double glazed double doors to terrace and garden, woodblock flooring, fireplace surround with open grate, door to

KITCHEN

Fitted with base and wall units, single drainer one

and a half bowl stainless steel sink unit. Built in hob and oven, double aspect windows, door to the entrance hall and arch to a

LOBBY

With radiator, shelved cupboard and door to

UTILITY ROOM

With single drainer single bowl stainless steel sink unit, plumbing for washing machine, wall cupboards and door to the garden.

FIRST FLOOR

LANDING

With hatch to the loft and linen cupboard with hot water cylinder.

BEDROOM 1

With radiator, exposed floor boards, double aspect windows, corner dressing table unit, wall light points, bay window with window seat and range of wardrobe and shelved cupboards to one wall.

BEDROOM 2

A double aspect room with radiator.

BEDROOM 3

A double aspect room with radiator.

BEDROOM 4

A double aspect room with radiator.

SHOWER ROOM

With shower cubicle, WC and hand basin with cupboards under. Chrome ladder style towel rail, part tiled walls, extractor fan (not connected) and built in sound system.

OUTSIDE

An in and out drive allows parking for a number of

vehicles, there is a five bar gate which opens to an additional parking area to the front of the house, continuing past the house you go down to a very large outbuilding, previously a garage but suitable for a number of various uses, there are also two very useful store area's within the building.

THE GARDEN AND GROUNDS

Are a particular feature of the property, from the road there are mature laurel hedges giving seclusion from the road, the house is set slightly down and is also well back from the road. The garden and grounds which extend to about 1.70 acres include sweeping lawns, rhododendrons, hydrangeas and laurel and a variety of mature trees and recently planted fruit trees.

ROUTE TO VIEW

From Biggin Hill proceed north on the A223 towards Bromley. Pass the Black Horse Pub on your right and then turn right shortly after into Jail Lane. Continue down Jail Lane passing the Charles Darwin Academy and the Old Jail Pub, follow the road to the left into Single Street, the property will be on the right after about half a mile.



EPC Rating- D



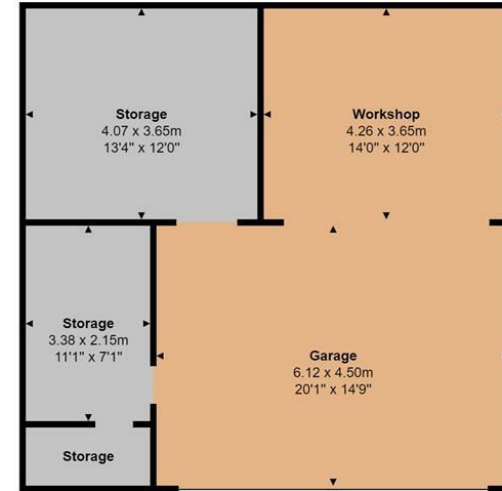
Ground Floor
Total Floor Area 75.5 m² ... 813 ft²



1st Floor
Total Floor Area 64.7 m² ... 697 ft²

Single Street, Berrys Green, TN16

Total Floor Area: 209.5 m² ... 2255 ft²



Outbuilding
Total Floor Area 69.2 m² ... 745 ft²

Measurements are approximate, not to scale and for illustrative purposes only.
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Ibbett Mosely

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