



A stylish and contemporary Grade II listed home

Rectory Lane, Sidcup, Kent, DA14

£8,000 pcm, Part Furnished
Available now



Beautifully converted former stable block • Impressive and substantial throughout • Outstanding gardens, fountains and moat • Indoor pool and gymnasium • Ample off street parking

About this property

Originally built in 1756 and lovingly restored, this property has been transformed into a fabulous 21st Century family home with an eclectic twist. Grade II listed, the house and gardens are of architectural interest. The property benefits from an extremely high specification, designed to ensure environmentally friendly living in all capacities.

From the cobbled driveway, a stone paved path with feature water fountain takes you to double glazed front doors leading into the Reception Hall. Glazed electrically operated glass sliding door to the left leads to the Annexe and double glass windows provide views to the garden. Following through the reception hall, a glass door provides access to the terrace and walled gardens. The corridor then opens to the principle reception rooms separated with original timber pillars.

The beautifully designed Kitchen consists of a range of fitted cupboards providing ample storage, stone work surfaces with inbuilt sink, range oven with six gas hobs, inbuilt microwave, steam oven and hot plate.

Opposite the kitchen is the open plan Dining Area. The marble floored kitchen/dining area is single aspect with two traditional sash windows either side of the stable door providing an additional entrance to the property. A secret ornate timber door leads to the Study/ Library with steps down to a large light room and full length windows with two doors to the front driveway with two large traditional barn doors on the outside. There is a large Store Room and Wet Room adjoining.

The Kitchen and Dining area, opens to the Sitting Room/Family Room and four traditional timber pillars in the middle of the room. Through the pillars you are taken through to the triple aspect Drawing Room with two large glass sliding doors allowing full enjoyment of the spectacular garden and water fountains. A sunken seating area provides a unique feature to the room.

A corridor leads from the Sitting Room/Family Room to the study/cinema room and leads through to the Gallery/Bedroom with wall to floor glass windows and door to the courtyard and garage. A Wetroom with WC, basin and shower is attached.

A walkway with double glazed wall to one side then takes you to a Store Room and the Triple Bay Garage.

Back through to the main corridor is the Indoor Swimming Pool Complex with automatic humidity and heating control and automatic pool cover. Adjoining, the Gymnasium is also temperature controlled with views to the pool. Wet room and Changing room adjoin. The swimming pool is surrounded by double aspect glazed windows allowing splendid views to the garden. From the corridor, stairs lead down to a large Utility Room with separate rooms off to the Plant Room which contains Solar System controlled storage tanks, Wine Cellar, Larder, Store Room and WC.





A contemporary glazed staircase with glass surround leads from the main reception up to a glazed first floor landing which opens to a frames and beams and original flooring. The Master Bedroom Suite lies through a door at one end of the landing and comprises a large double bedroom with walk in Dressing Room and Wet Room. A door to a decked Roof Terrace with views across the gardens. Bedroom 2 is an equally good sized triple aspect room with walk in Dressing Room and Ensuite Bathroom. Bedroom 3 and 4 are located just off the first floor Living Area. Bedroom 3 has a Wet Room and Bedroom 4 has a Ensuite Bathroom. Both rooms have fitted wardrobes and fabulous views of the walled gardens.

From the main reception entrance, a glazed sliding door takes you to the Annexe with Living Room and Bedroom with Wet Room on the ground floor and stairs up to a further Bedroom with Ensuite Bathroom.

Benefitting from lawns at the front and rear of the property surrounded

with ornamental water fountain, a stone paved path leads to lawns separated by a stone path where one can access the kitchen through a traditional stable door. The rear of the property unravels a majestic collection of formal gardens, herbaceous borders and vegetable gardens. A stone paved walkway with a slim water channel and fountain at the south side of the property leads to lawns at either side culminating into a semi circular moat with stone slab walkway across.

Location

The property is situated in a secluded position surrounded by parkland known as Foots Cray Meadows. The property is located in northwest Kent with Orpington and Sidcup nearby.

The property sits completely within its own walled gardens. The pretty village of Chislehurst is less than 3 miles away with easy access to Central London by rail to Victoria, London Charing Cross, and Canary Wharf. The area enjoys excellent communication links, whether by car or rail, with easy access to key motor routes, including the A20, the A2, the M20 (providing access to the Channel Ports) and Junction 3 of M25.

There are wide ranging amenities in the area which include: Shopping in London's West End and the leading leisure and shopping centre in Europe, Bluewater being 12 miles away; leisure and golf facilities in the area include London Golf Club, Chislehurst Golf Club and Royal Blackheath.

Furnishing

Part Furnished

Local Authority

Bexley Council, Sidcup

Energy Performance

EPC Rating = C

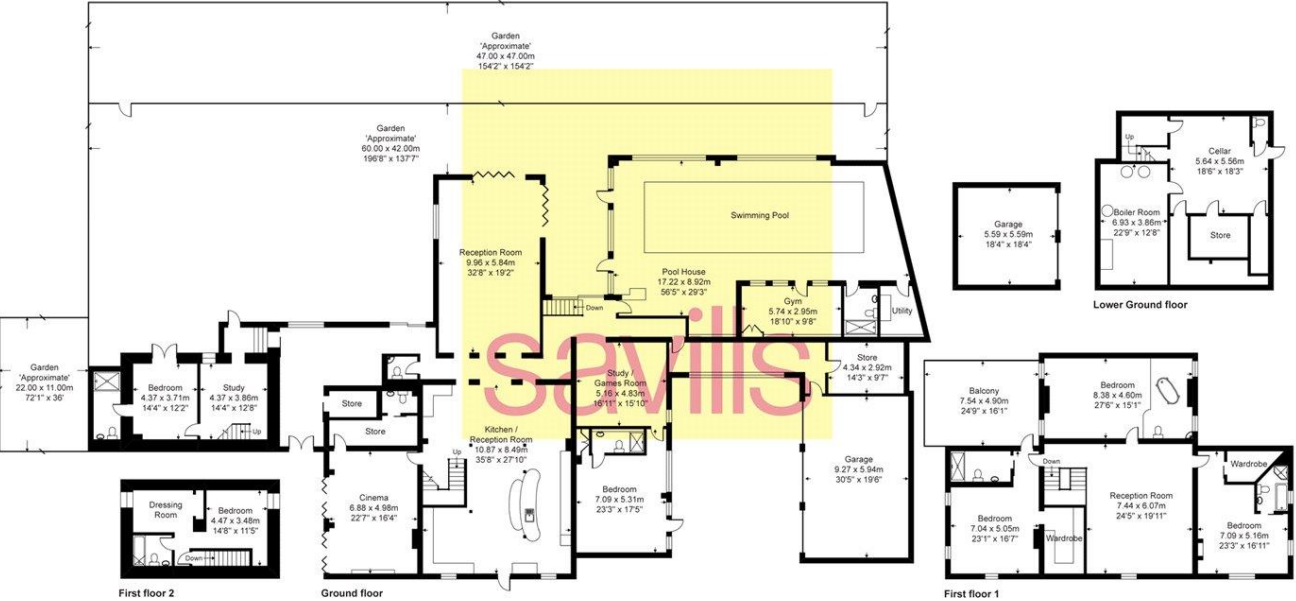
Viewing


All viewings will be accompanied and are strictly by prior arrangement through Savills Sevenoaks Lettings Office.



Rectory Lane, Sidcup, Kent, DA14
Gross Internal Area 10673 sq ft, 991.6 m²

Rectory Lane, DA14
Gross internal floor area (approx):
991.5 sq m / 10673 sq ft (Includes Garages)
For Identification only - Not to scale
Niche Communications



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

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