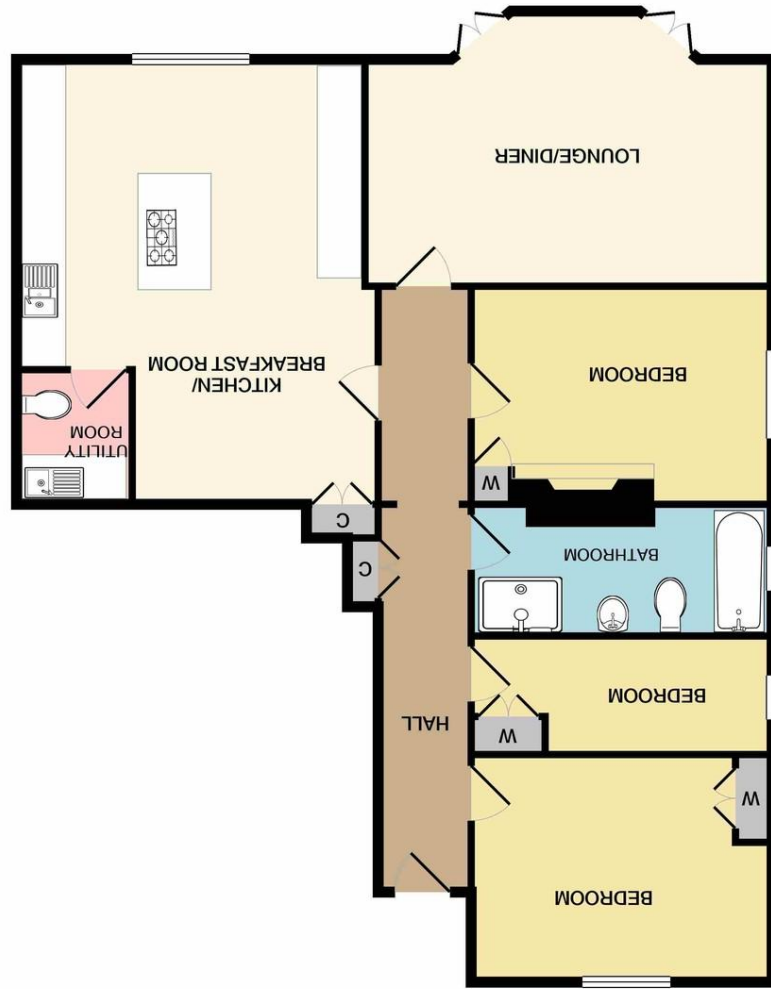


Measurements are approximate. Not to scale. Illustrative purposes only.
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Rectory Lane

Sidcup, DA14 5BP

A simply stunning 3 bedroom ground floor apartment within this period property dating back to 1795. The Dower House is positioned in a secluded, tucked away setting that feels like you are in the middle of the countryside and sits in gardens of just under 2 acres with your very own "kitchen garden". The property has been vastly improved by the current owners and offers modern décor with in keeping with the character of the original house. The large kitchen/diner has the wow factor with its very own circular wine cellar accessed via remote controlled floor hatch. This is the chance to purchase a property like no other.

Main Features

- Stunning 3 bedroom ground floor apartment
- Secluded setting in just under 2 acres of beautiful gardens
- Bay fronted lounge overlooking the gardens
- Modern kitchen/diner with circular wine cellar accessed via remote controls hatch
- Large master bedroom
- Communal grounds and own

FULL DESCRIPTION

We are delighted to offer to the market this stunning 3 bedroom ground floor apartment that is positioned in a tucked away setting that feels like you are miles away from Sidcup.

The Dower House dates back to 1795 and this apartment has been vastly improved by the

current owners to offer a modern feel but very in keeping with the character of the original property. Many will be taken aback by the beautiful setting of this spacious property and it briefly comprises: Entrance hall, large living room with feature bay window with fantastic views of the gardens and large modern kitchen/diner with centre island and seating area plus a range of appliances and utility room with wc. The wow factor of this room must surely be the discreet circular wine cellar accessed via remote controlled floor hatch. In addition there is the large master bedroom, two further bedrooms and a spacious and modern bathroom.

Externally The Dower House sits in just under two acres of beautiful gardens and also has its own "kitchen garden", garage and parking.

The secluded location allows you to forget that you are still within easy access of local shops, schools and transport links and this really is a chance to purchase a property like no other in the area. Your earliest internal inspection is highly recommended to appreciate the uniqueness of this property.

Entrance hall

30' 8" x 3' 8" (9.35m x 1.12m)

Lounge

17' 9" x 13' 6" (5.41m x 4.11m)

Kitchen/diner

19' 6" x 15' 6" (5.94m x 4.72m)

Utility room

6' 9" x 4' 5" (2.06m x 1.35m)

Bedroom one

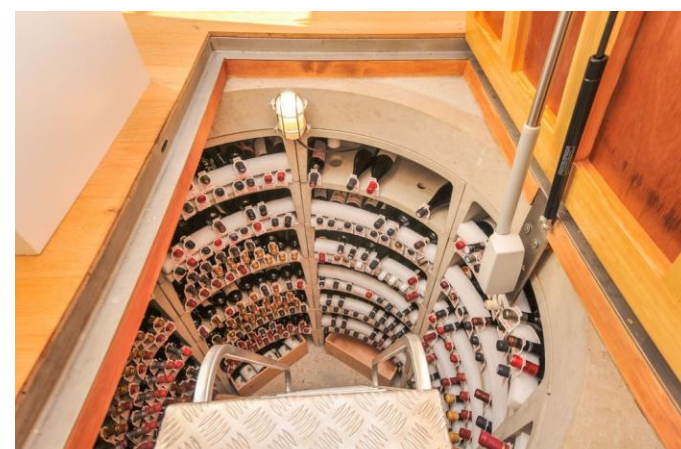
13' 9" x 10' 2" (4.19m x 3.1m)

Bedroom two

12' 6" x 10' 3" (3.81m x 3.12m)

Bedroom three

13' 4" x 4' 9" (4.06m x 1.45m)



Outside

Set in approximately 1.75 acres of communal grounds.
Own private "kitchen garden" area
Detached garage
Off street parking

Additional Information

The following information has been supplied by the vendor and should be verified by the purchaser and /or solicitor prior to exchange of contracts.
Lease: To be advised
Service charge: £635.04 per annum
Council Tax: Band D £1744.64 per annum.

Location

From our Sidcup office turn left and under the railway bridge. At the traffic lights turn left into Hatherley Crescent and first right into Hatherley Crescent. Bear left onto Alma Road which becomes Lansdown Road and then becomes The Drive. At the roundabout take the first exit onto Rectory Lane and bear sharp left and straight in front of you is a small entrance to a cottage. Bear to the left and follow the road round until you reach the entrance to The Dower House.

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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