



## 29 Orchard Grove

, Orpington, BR6 0RX

£1,450,000





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## Description

A most imposing house of immense character, built in 1933, and substantially extended over the years. Offering much potential, this has been a lovely family home to the sellers for the last thirty years or so, and is now ready for the next generation to move in and enjoy. The property, occupying a significantly wider than average plot, enjoys a striking, elevated position with distant views from many of the front aspect windows, and is set within easy walking distance of Orpington High Street with its large Tesco Express superstore, plus a selection of other shops, cafes, bars, restaurants, gyms, and the Odeon Cinema Complex and Walnuts Leisure Centre. The mainline station with its fast and frequent service to London, as well as bus routes serving a number of destinations, is also close by. Furthermore, the property is within easy reach of a selection of highly sought-after schools including St Olave's Grammar School For Boys and Newstead Wood School For Girls. Accommodation includes:- a welcoming entrance hall with oak paneling and balustrading to the staircase, two inter-connecting reception rooms, plus an additional study, a large conservatory taking in breathtaking views of the rear garden, most attractive and spacious kitchen/breakfast room, larger than average utility room, and downstairs cloakroom. Whilst, to the first floor, off an equally spacious and bright landing, there is a double aspect master bedroom with balcony overlooking the garden, and with an en-suite. Additionally, there is a guest bedroom also with an en-suite bathroom, two further bedrooms, and a family bathroom. The real feature of this property - and most unexpected for a property in such a central town location - is the lovely, secluded, approximately west facing park-like garden. It really is a unique find, and encompasses so many different areas- from a large terrace with adjacent outdoor heated spa/swimming pool, to a formal lawned area with an abundance of plants and shrubs that leads to a more natural wild mature garden. At the front of the house there is parking for many cars, plus a double garage. Viewing is a must in order to fully appreciate all that this handsome, sizeable house has to offer.

## Canopied Porch

Quarry tiled steps and floor. Original oak entrance door with stained glass and leaded light windows to either side.

## Entrance Hall

A welcoming, spacious "L" shaped hallway with imposing staircase with oak paneling and balustrading leading to the first floor landing. Two under stairs cupboards. Attractive oak effect laminate flooring. Two single panel radiators. Covings to ceiling. Downlighting.

## Cloakroom

Fitted with a white suite comprising:- low level WC; and wall mounted wash hand basin. Partly tiled walls. Ladder style radiator. Ceramic tiled flooring. Extractor fan.

## Lounge

With an imposing Inglenook brick fireplace with stone hearth and wood burner being the focal point of the room, and with leaded light windows to either side. Additional double glazed windows to the front and to the rear. Double glazed French doors, and matching full height sidelights leading to the conservatory. Wall light points. Two double panel radiators. Attractive oak effect laminate flooring. This room can be an open through room from the front of the house to the back - or closing the bi-folding panel doors interconnecting with:-

## Dining Room

With a large leaded light double glazed bay window to the front, and with double panel radiator beneath. Additional single panel radiator. Two leaded light windows to the side. Covings to ceiling. Ornate effect ceiling rose, and downlighter. Attractive oak effect laminate flooring.

## Conservatory

A lovely large bright conservatory with views over the rear garden. Double glazed windows to three sides, and matching French doors opening onto the garden. Wall light points. Heated ceramic tiled flooring. Pitched UPVc glazed roof with remote control roof fan. Double doors return to the kitchen/breakfast room.

## Study

With double glazed leaded light window to the front, and with double panel radiator beneath. Covings to ceiling. Extensive book shelving to two walls.

## Kitchen / Breakfast Room

A large, and most attractive feature of this family home. Fitted with an extensive range of 'Shaker' style wall, base and drawer units with colour coordinated marble worktops, up ends, and island unit. Inset

large stainless steel one and a half bowl sinks with recessed drainer. Space and plumbing for dishwasher, plus spacious for upright fridge/freezer. Integrated five burner gas hob with matching colour coordinated marble splashback, and extractor hood above, and with oven below. Within an adjacent high level unit there is also a second oven, together with grill. Pelmet lighting. Downlighting. Display shelving. Heated ceramic tiled flooring. Open hatch to hallway. Double glazed French doors and double glazed window onto the rear garden, plus two skylights making this a very bright kitchen.

## Utility Room

A particularly spacious utility room with ceramic tiled flooring. Fitted with an extensive range of 'Shaker' wall, base and drawer units with woodblock worktops and inset butler sink with swan neck mixer tap over. Space and plumbing for washing machine, plus space for upright fridge/freezer and tumble dryer. Personal door to garage. Double glazed door and window onto the rear garden. Partly tiled walls.

NB - should additional accommodation, or a different layout to include an annexe, be required, it may be possible to convert and include the adjoining double garage.

## First Floor Landing

A spacious, bright landing with large double glazed leaded light effect window to front with distant views. Covings to ceiling. Access to the large boarded loft. Very good sized airing cupboard with hot water cylinder. Downlighting. Dado rail. Double panel radiator.

## Bedroom 1

A particularly bright, double aspect room. Double glazed leaded light window to front with distant views, plus double glazed sliding patio doors leading to the balustraded balcony overlooking the rear garden. Two double panel radiators. Fitted with a range of bedroom furniture including:-sliding door wardrobes; plus additional cupboards above the bed recess, together with bedside cabinets and shelving. Door to:-

## En-Suite Shower Room

Fitted with a white contemporary style suite comprising:- Fully tiled shower cubicle; low level WC; and wall mounted wash hand basin. Partly tiled walls. Extractor fan. Ladder style radiator. Covings to ceiling. Double glazed frosted window to rear.

## Bedroom 2

Large double glazed window with lovely views over the rear garden, and with single panel radiator beneath. Covings to ceiling. Fitted with a range of bedroom furniture including:- wardrobes; dressing table unit, plus additional cupboards above the bed recess. Door to:-

## En-Suite Bathroom

A good sized bathroom having originally been one of the larger bedrooms before the property was extended. Fitted with a white suite comprising:- bath with timber side panel, shower screen and separate shower unit over; low level WC; and pedestal wash hand basin. Partly tiled walls with colour coordinated decorative border at dado rail height. Attractive flooring. Covings to ceiling. Double glazed window overlooking the rear garden.

## Bedroom 3

With double glazed leaded light window to front with distant views, and with double panel radiator beneath. Marble inset wash hand basin with cupboards beneath. Covings to ceiling.

## Bedroom 4

Double glazed leaded light window to front with distant views, and with double panel radiator beneath. Fitted with a range of bedroom furniture including:- wardrobes; and chest of drawer unit incorporating ornate style wash hand basin.

## Family Bathrom

Fitted with a white four piece suite comprising:- freestanding 'Tubby Tor' roll top bath (which the Seller advises is very comfortable !); walk-in shower; low level WC; and wall mounted wash hand basin. Covings to ceiling. Extractor. Double glazed frosted window to rear. Ladder style radiator. Matching marble partly tiled walls and flooring.

## Front Garden

Occupying a wide frontage with parking for several cars. Hedge screening. Shrub and plant borders. Outside lighting. Gated pedestrian side access.

## Garage

Electronic remote controlled up and over door to front. Power and lighting. Wall mounted gas fired central heating boiler. Personal door returning to the utility room.

Tel: 01689 821904

## Rear Garden

Undoubtedly a true feature of this lovely family home, and a very rare and unique garden to be found so close to the town centre. This is a garden of many parts, and is very well secluded, pleasant and peaceful with an approximate westerly aspect, and backing onto other gardens. Immediately behind the property, and extending to the side, there is a very large terraced area - ideal for sitting and relaxing, or alternatively for outside entertaining and dining. There are steps that lead to a walled, lawned area, and here you find the raised 'Swim Spa' swimming pool with two inset spa seats and jets. The controls for this regulate both temperature and current therefore allowing for the most comfortable of swimming experiences. Further up the garden, via an arched pergola, there is another expanse of lawn and here the focal point is the large central circular plant and shrub bed, offering an abundance of different colours and shapes. Overlooking this, there is an open verandah sitting area. To the other side of the garden, and approached from the house via a lovely arched twine canopied path, there is a more mature and wild part of the garden with cultivation and composting area. Back down towards the terrace, there is a raised ornamental pond. With a vast variety of mature well stocked plant and shrub borders, there are also many different hedges and trees, including blossoms, firs, silver birch, and conifers to name just a few. There is outside lighting, outside power supply, and also two outside water taps.

## Agent's Note

The following information is provided as a guide and should be verified by a purchaser prior to exchange of contracts-

Council Tax Band: "G"

EPC Rating: "C"

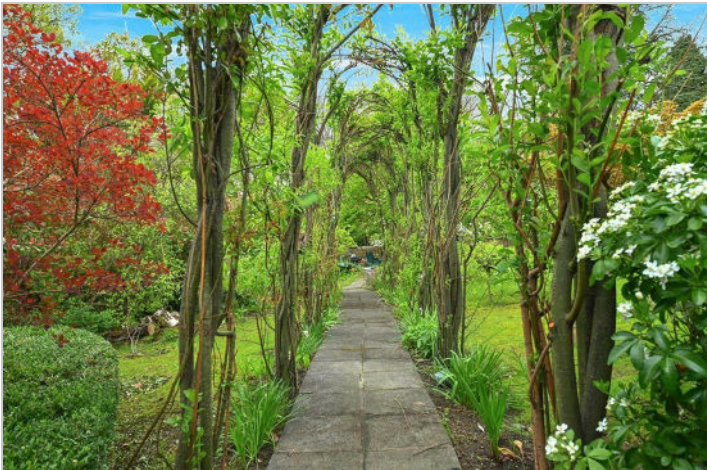
Total Square Meters: 268 (approx.)

Total Square Feet: 2894 (approx.)

Room dimensions as per floorplan

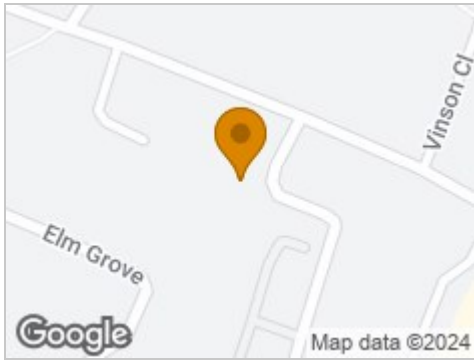
This floorplan is an illustration only to show the layout of the accommodation. It is not necessarily to scale, nor may it depict accurately the location of baths/showers/basins/toilets or ovens/sink units (as applicable) in bath/shower rooms, or kitchens

Viewing by strict appointment with Edmund Orpington 01689 821904 or via email [orpington@edmund.co.uk](mailto:orpington@edmund.co.uk)





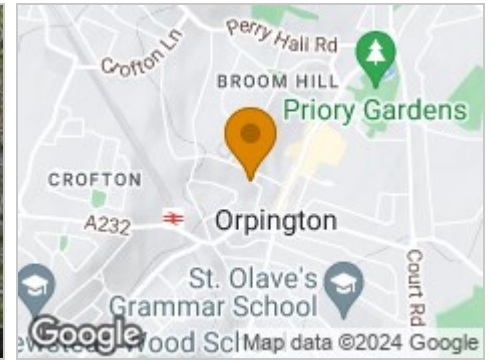
## Road Map



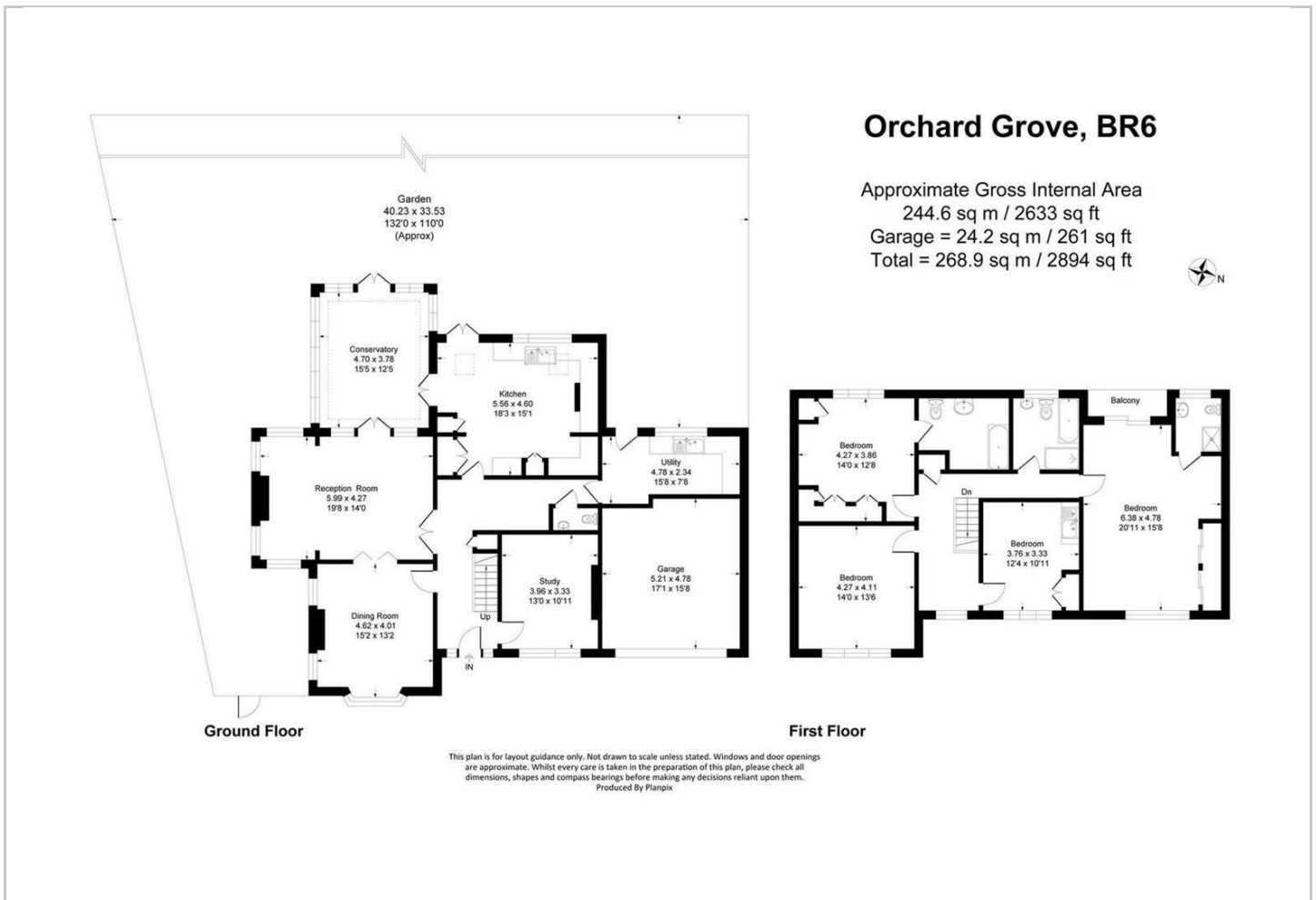
## Hybrid Map



## Terrain Map



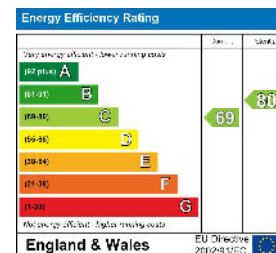
## Floor Plan



## Viewing

Please contact our Orpington Office on 01689 821904 or [Orpington@edmund.co.uk](mailto:Orpington@edmund.co.uk) should you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.