



8 Pickhurst Lane

Hayes, BR2 7LJ

£895,000 Freehold EPC: Band D

 **Maguire Baylis**



'Coachman's Cottage' is a charming four-bedroom detached Georgian residence, originally built as the home of William Pitt's coachman and rich in period character. This handsome historic property blends original features with thoughtful modern updates, offering spacious and versatile accommodation ideal for family living.

The ground floor comprises two elegant reception rooms, kitchen/breakfast room with a skylight, a study/fourth bedroom, and a convenient downstairs shower room. Upstairs, there are three well-proportioned bedrooms, a family bathroom, and a separate WC. The current owner has partially refurbished the home to a high standard, carefully preserving its original charm and architectural detail.

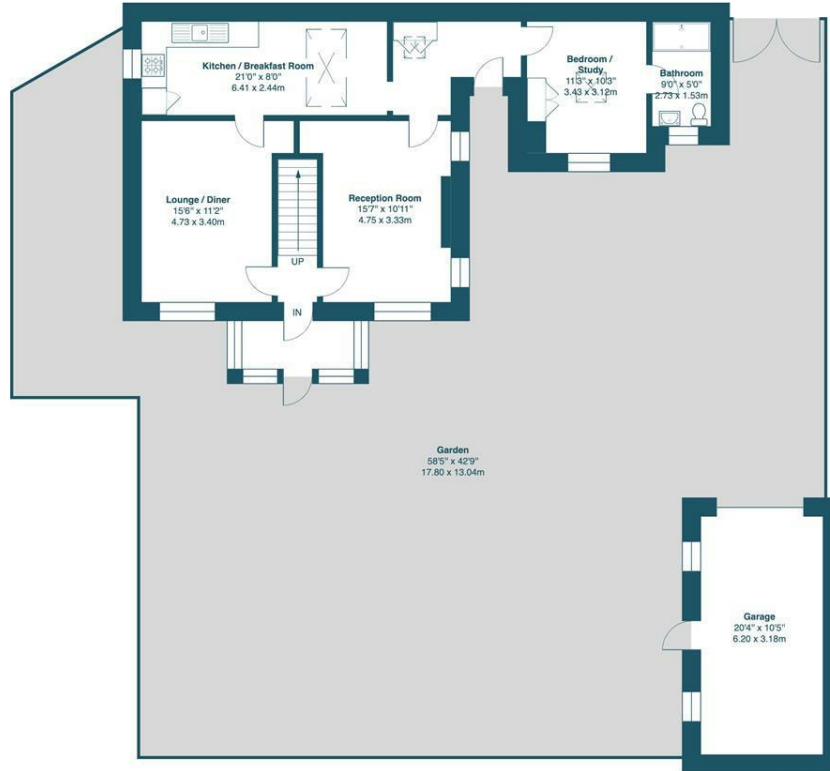
Outside, the property boasts a beautifully maintained, mature zoned garden featuring Magnolia, Camellia, and Holly trees, creating a private and tranquil setting. A detached garage further enhances the practicality of this unique home.

Ideally positioned on the corner of Pickhurst Lane and Hayes Street in Hayes, Bromley, the property is within walking distance of local shops, bus routes, and Hayes railway station, which provides direct services into Central London. The home also falls within the catchment area for highly regarded local primary and secondary schools.

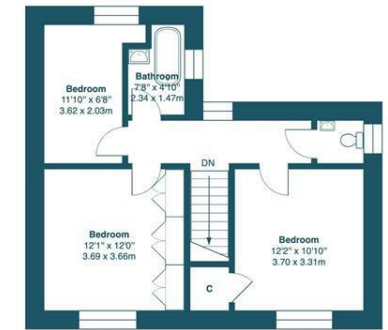
Hayes is a desirable modern suburban community nestled between Bromley, West Wickham, and Coney Hall. Station Approach offers a vibrant selection of coffee shops, mini supermarkets, restaurants, and a post office, while Old Hayes on Hayes Street retains the charm of a traditional village setting with additional local amenities. The area is also well served by attractive green spaces and a number of OFSTED-rated primary and secondary schools, making it particularly appealing to families.



- CHARACTER FOUR BEDROOM DETACHED HOME
- DETACHED GARAGE
- PRIME LOCATION FOR HAYES SCHOOLS
- WALKING DISTANCE TO HAYES OLD VILLAGE, HIGH STREET AND STATION
- FAMILY BATHROOM AND DOWNSTAIRS SHOWER ROOM
- PERIOD FEATURES
- TASTEFULLY DECORATED
- HISTORIC HOME
- WONDERFUL GARDENS



Ground Floor



First Floor



Pickhurst Lane, BR2

Approximate Gross Internal Area =
1423 sq ft / 132.2 sq m

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This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in the preparation of this plan, we would advise interested parties to check all dimensions, shapes and compass bearings prior to making any decisions reliant upon them. No liability is accepted for any errors.
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ENTRANCE HALL

Stairs to landing, door to reception room, door to lounge.

RECEPTION ROOM

Dual aspect double glazed sash style windows, understairs storage, door to kitchen.

LOUNGE/DINING ROOM

Double glazed sash style window to front, spot lights, understairs storage.

KITCHEN/BREAKFAST ROOM

Double glazed sash style window to side, boiler, fitted wall and base units, tiled flooring, skylight.

BEDROOM FOUR/STUDY

Double glazed sash style window to front, parquet flooring, sky light, door to shower room.

SHOWER ROOM

Frosted double glazed window to front, walk in shower, wash hand basin, w.c, heated towel rail.

MASTER BEDROOM

Double glazed sash window to front, built in wardrobes, spot lighting.

BEDROOM TWO

Double glazed window to front, built in cupboard, spot lighting.

BEDROOM THREE

Double glazed window to rear, spot lighting.



FAMILY BATHROOM

Frosted double glazed sash window to rear, half tiled walls, tiled flooring, wash hand basin, roll top bath tub with shower attachment. Separate w.c further down the hall.

GARDEN

Beautifully maintained, mature zoned garden featuring Magnolia, Camellia, and Holly trees, creating a private and tranquil setting. Iron entrance gates.

GARAGE

Detached double length garage with up and over door, side door, two windows and power and light.

LOCATION

<https://w3w.co/purple.count.suffice>

COUNCIL TAX BAND

London borough of Bromley council tax band - F

Shortlands
104 Beckenham Lane
Shortlands
Bromley
BR2 0DW

Hayes
49 Station Approach
Hayes
Bromley
BR2 7EB

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Important Note: Maguire Baylis have made every effort to ensure the accuracy of these particulars. However, intending buyers should satisfy themselves by way of legal enquiries, survey and inspection as to the correctness of each statement. The details contained form no part of any contract and are provided without responsibility on the part of the agents or vendor. We have not carried out a survey or tested any appliances or services. Any reference to alterations made is not a statement that planning/building consent has been obtained. References to the legal title are based on information supplied by the vendor.