



Peppercorn Cottage,
Button Street, Swanley, Kent, BR8 8DX
Price Range: £800,000 to £850,000 - Freehold

Kings

A beautiful detached home built in 1998 with a wealth of oak beams, feature fireplace, vaulted ceilings, gated long sweeping driveway and double garage; set in approximately 1.42 acres of gardens (TBV) with countryside views; situated in a rural location near Farningham Woods nature reserve, between the popular villages of Farningham and Swanley Village.

Summary

- Beautiful Detached Family Home
- Rural Location
- Feature Fireplace, Wealth of Oak Beams
- Vaulted Gallery Landing
- Dual-Aspect Sitting Room
- Spacious Kitchen/Dining Room, Utility Rm
- Master Bedroom with En-Suite Bathroom
- Two Further Bedrooms, Shower Room
- Gardens to Front & Rear
- Gated Long Driveway & Detached Garage

Description

The ground-floor accommodation comprises: entrance hall with stairs to first floor with cupboard below, beams and vaulted ceiling, dual-aspect sitting room with beams and fireplace; spacious kitchen/dining room with shaker style wall and base units, granite worktops, island breakfast bar, butler sink, integrated electric oven, electric hob, BBQ grill, spaces for Aga, dishwasher and American style fridge; beams, built-in cupboard and access to garden; utility room with worktops, spaces for washing machine and tumble dryer and access to garden; bedroom with built-in wardrobes; and shower room with shower cubicle, WC, vanity washbasin and heated towel-rail.

The first-floor accommodation comprises: galleried landing, master bedrooms with bay window, vaulted ceiling, beams, built-in wardrobes and cupboards; and en-suite bathroom with bath, WC, vanity washbasin, bidet and heated towel-rail; and dual-aspect bedroom with eaves storage.



The property also benefits from double glazing, oak doors, reclaimed oak beams, oil fired central heating, large front garden with lawn, shrubs, trees, long sweeping driveway and detached double garage; and large rear garden with lawn, shrubs, trees, patio and brick-built outbuilding housing oil tank and boiler. Council tax band F.

Location

The property is located between the popular villages of Farningham, with its church and three pubs, and Swanley Village, with its church, two pubs and Church of England primary school.

Swanley town centre, with its range of shopping and leisure facilities, schools, Swanley park with boating lake, and mainline station (with services to London), is approximately 2.3 miles away.

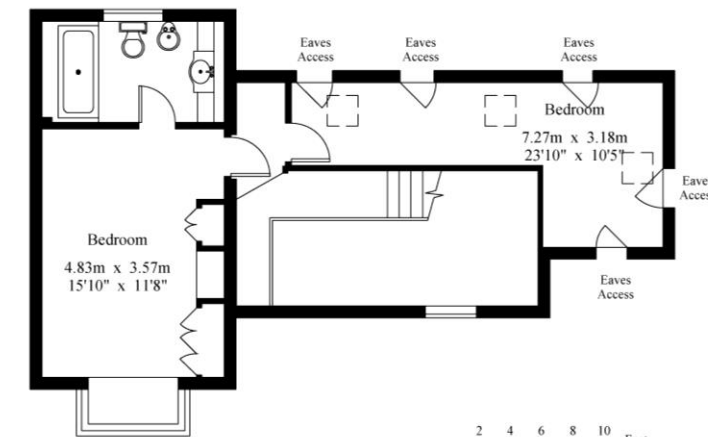
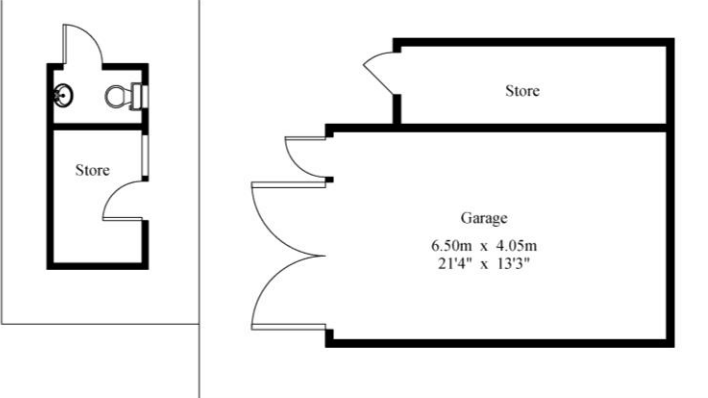
Bluewater Shopping Centre is approximately 8.5 miles away. Ebbsfleet International station (with fast services to London and the continent) is approximately 9.5 miles away.

Access to the M25 and the M20 can be found in approximately 1.3 miles.

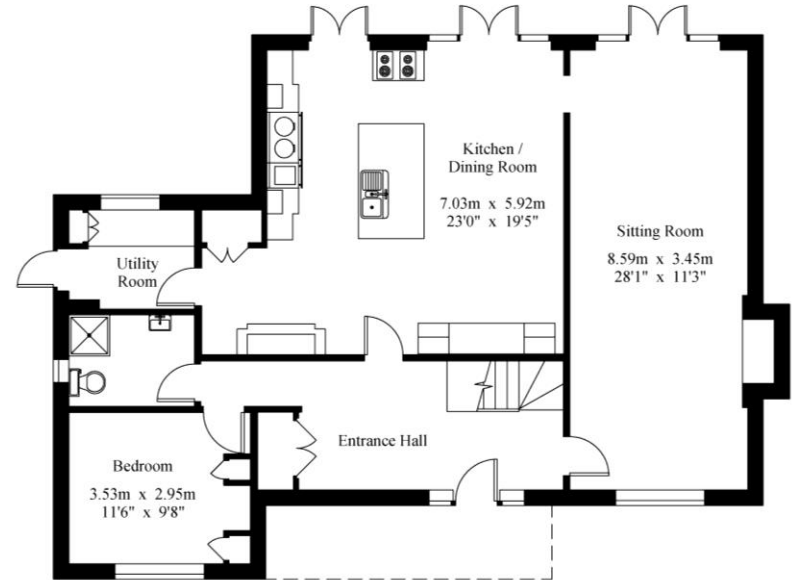


Peppercorn Cottage

House - Gross Internal Area : 167.9 sq.m (1807 sq.ft.)
 Garage - Gross Internal Area : 35.0 sq.m (376 sq.ft.)
 Outbuilding - Gross Internal Area : 6.5 sq.m (69 sq.ft.)



First Floor



Ground Floor



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 c
55-68	D	59 d	
39-54	E		
21-38	F		
1-20	G		

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