

T: +44 (0)1303 474101  
M: +44 (0)7875 001499  
E: mattryde@grahamjohn.com



[www.grahamjohn.com](http://www.grahamjohn.com)



GRAHAM  
JOHN  
MAKE LIFE SPECIAL

A Georgian treasure

by a 240 acre meadow



# Wonderful fireplaces

typify the charm of  
this Georgian home

It's no secret that we love these homes and when you wander through you'll know why.

We've been incredibly lucky to be able to work with the owners of these lovely Georgian houses, it has given us the opportunity to appreciate each one for its own merits.

This home has been particularly important to us as it was the first in the terrace to receive planning permission to extend the kitchen, something the neighboring house has subsequently done, with stunning results. You can revisit the planning and should be able to do something exciting too if you wish.

Why do we love these houses so much, well it's everything about them really, from the striking presence this terrace of five has as you approach to the charming interiors, each subtly different. Step through the front door and your attention is instantly grabbed by the fireplace, another wows you in the dining room. These are no ordinary houses and, as you ascend you'll find other features to please you, the fireplace in the first-floor bedroom is to die for! There are four bedrooms ranged across the top three floors, in this house there is a shower in place of a bath, it has been ultra-convenient for life here, yet we're sure many of you will want to have a bath. You can take a look at the floorplans of the other homes in the terrace to get ideas, just ask us for more information.

There's a small cellar downstairs too, limited head height but a great storage space and we've seen one used as a little workshop.

Outside there is a rear garden that was awash with colour when we did our photo shoot, from a stunning camellia that obviously loves being here.



*Foots Cray Meadow, 240 acres to explore*



*Simply stunning*

## The Details

Grade II Listed  
4 bedrooms  
Sitting room  
Dining room  
Kitchen  
Shower room  
Cellar  
Garden  
Off road parking  
Full of character  
Conservation Area



One of the most useful aspects of the rear garden is having space to park a car, an access lane serves just these five homes, easy to miss if you don't know to look for it.

It's more than the features and the history that people fall in love with here. Just a few minutes' walk away is Foots Cray Meadow, a wonderful park stretching across two hundred and forty acres. With the river Cray running through it, tree lined banks provide habitat for a variety of wildlife, you may see kingfishers here, certainly ducks and other water fowl. We've seen swans with cygnets, herons and many different birds. It is a wonderful place for a stroll and the scenery alters as you explore. Find the Penny Farthing Bridge and then head out to the far side of the meadow for a drink and a meal at a pub, there's more than one route to take so reason to enjoy the stroll again and again.

Local shops are nearby as are schools, a nursery and a David Lloyd Gym just around the corner. It is very easy to fall in love with such a home and We look forward to showing you around.

A perfect room to relax in



This home is available for viewing by appointment through Graham John Estate Agents.

**+44 (0)1303 474101**

**Email: [property@grahamjohn.com](mailto:property@grahamjohn.com)**

**[www.grahamjohn.com](http://www.grahamjohn.com)**





*The fireplaces downstairs are incredible features and very distinct. Each of the four houses in the terrace that we have seen manage to create different atmospheres in this space, every one of them lovely.*

You may well call the kitchen 'small and perfectly formed.' Planning Permission was previously granted to extend the kitchen back in 2013. The reference then was 13/00198/FUL. Next door have recently had permission granted. It may be a project you choose to rekindle.





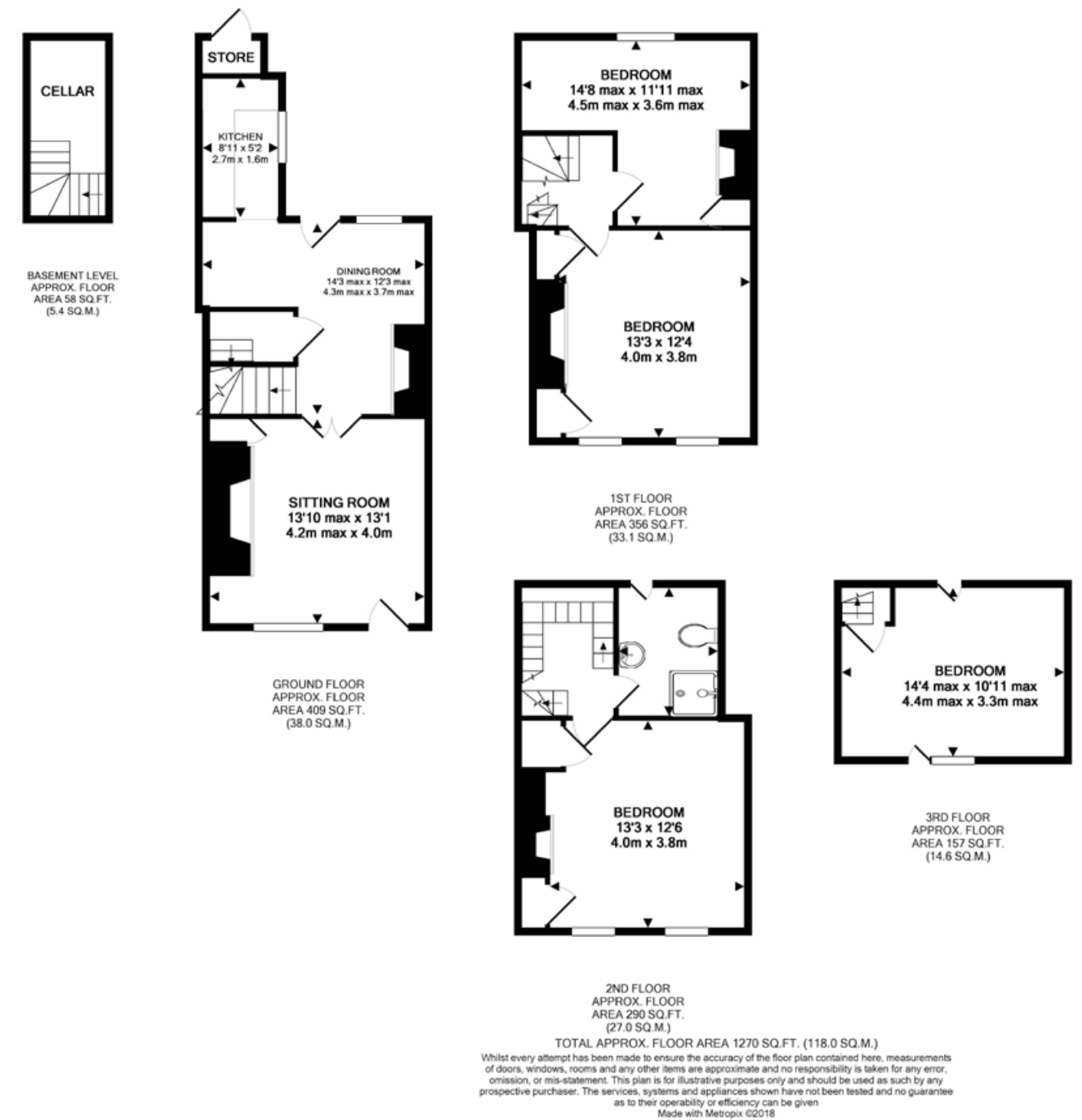
*a wonderful top floor bedroom*



*The second floor bedroom*



*Another wonderful double bedroom*



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*We just love the beauty of this terrace of five homes, they are a key part of the conservation area here, part of a group of impressive buildings.*

We constantly find ourselves extolling the virtues of this area. Few people have the privilege of living in such a wonderful period home and having parkland to stroll through at their leisure. Local

buildings add to the fascination including the striking school. There are shops nearby and other facilities too. ■

*Each garden in the terrace has been styled to suit the respective owners needs. Here there is plenty of scope for you to come along and design a family space or create a colourful cottage garden.*