



GRAHAM
JOHN

MAKE LIFE SPECIAL

History and charm

with parking and a lovely garden

T: 01303 474101
M: 07875 001499
E: mattryde@grahamjohn.com

www.grahamjohn.com

Simply captivating

Rich textures define life
in this wonderful home

The Details

Lounge
Dining room
Kitchen
Cellar/laundry room
4 Bedrooms
Bathroom
Shower room
Lovely garden
Off road parking
Feature fireplaces
Grade II Listed
Parkland nearby

We have a huge soft spot for
these homes and it's not hard to
see why.

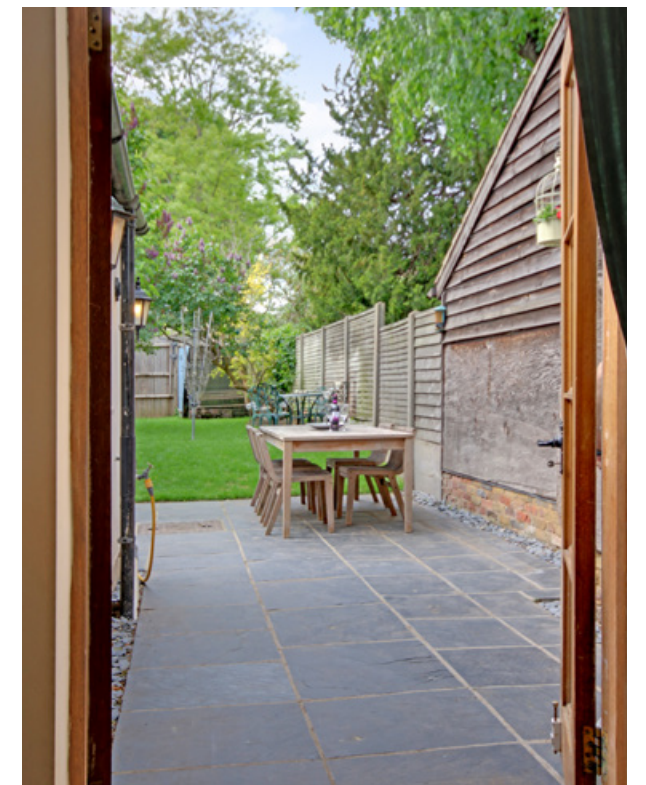
This is one of those homes that grabs your attention immediately. The terrace of Grade II listed houses has a charm that is impossible to ignore and the owner has had an immensely happy, almost twenty years here, enjoying the sort of home few ever get to experience life within. It has been a wonderful place to raise her daughter and now the time has come to move on to the next dream home.

Listening to our client talk reminds us why we are so fond of these houses (we sold her neighbour but one's home last year). Everyone we know loves living here and adores the period features. You'll see lovely fireplaces, beams, sash windows and, with this particular house, a striking kitchen with vaulted ceiling, a very unexpected feature.

For those of you who might want to make the kitchen even bigger, you'll be interested to know that one of the other homes received planning permission to extend. With a garden of approximately eighty feet to the rear, extending across the back will have little impact on your enjoyment of the outside space. Here the garden has been beautifully laid out to provide a great place to enjoy time with friends and family whilst sensible screening keeps your own parked cars out of sight. An access lane to the rear makes bringing things home so easy. Lilacs, other shrubs and a stocked border make this garden a delightful green space.



Unusual spaces make life here intriguing



A super garden to step out into

Inside the home has accommodation rising up over four floors and there is an incredibly useful basement which acts as general storage and a larder. There are countless things to talk about. Step onto the first floor and you'll find a fireplace welcoming you, here is a great little area that connects the little bedroom, the shower room and landing. With a lovely double room at the front this feels like a self contained suite almost and suddenly ideas come flooding in for how you might use it. Above we have the master bedroom, again a wonderful double with a 'jack and jill' bathroom beside it. The top floor provides yet another super double with a run of wardrobes stylishly set into the rear of the room.

Life here isn't just about great accommodation, nor just history and character features. Some great schooling is on your doorstep, a well respected nursery is close by and Gym just around the corner. For us one of the most fabulous features is Footh Cray Meadow, almost two hundred and fifty acres of parkland with the river Cray running through. It's an incredible place to have beside you, somewhere to take walks throughout the year, to enjoy the changing seasons and wildlife. It's a place for a picnic, to go with the kids and somewhere to wander across on a Sunday afternoon on the way to get a pub lunch.

The more you explore this area the more you discover and then you see why people love living here so much.

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

01303 474101
Email: property@grahamjohn.com
www.grahamjohn.com



A fireplace that warms
your heart all year long





A delightful kitchen



A fabulous feel to this bathroom, just one of the super discoveries as you wander through four floors of accommodation and history

At every turn you find something to catch your eye and please your heart. This is a home that brings out the interior designer in everyone, it brings out the best in your collection of keepsakes and inspires you to seek out new treasures. Each of the houses we have seen in this terrace have a very individual feel, each unique and every owner adds a little something of themselves to the rich story.



Larder and laundry room





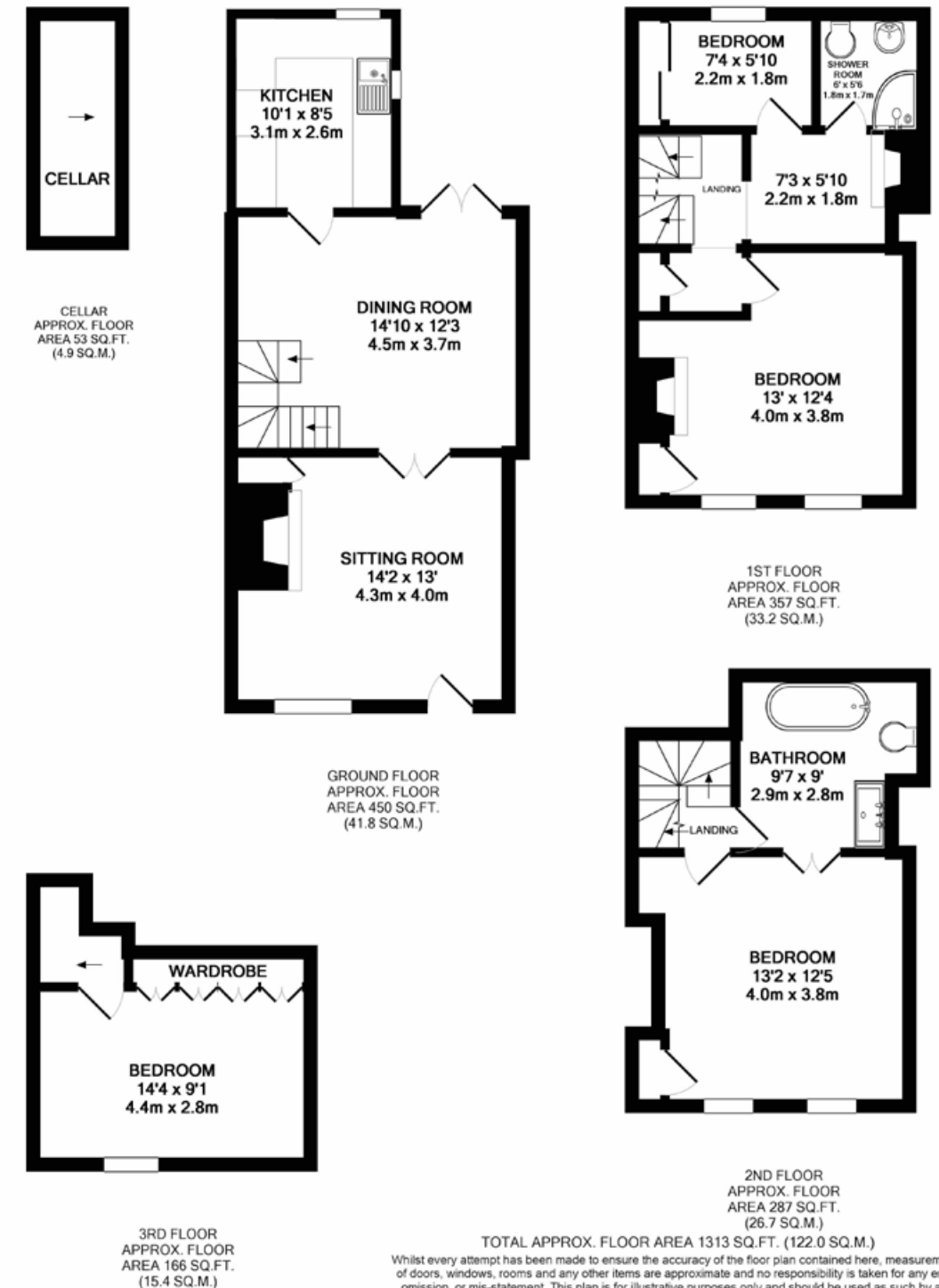
One of those magical spots
this home surprises you with



A glimpse of a bedroom



A stunning room with fireplace



Important notice. Graham John and their clients give notice that 1) They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Graham John have not tested and services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



Wander across the road to a stunning 250 acre park, a best kept secret that will encourage evening walks, picnics and Sunday strolls to the pub.

There is so much that commends this home to you. From the front it has an endearing charm. That lure leads you into a home full of beams and fireplaces, quaint nooks and crannies and unexpected spaces.

There's potential still for those who want to make changes. Outside the all important issue of parking is well addressed and a brilliant garden provides space to sit and while away endless hours in a calm environment. ■

Might you look for planning to enlarge the kitchen across the rear? If you do and are successful you'll still have a wonderful garden to enjoy.