



**5 Blackmans Cottage, Skid Hill Lane, Chelsham,
Surrey CR6 9PP**

Guide Price: £1,400,000

Freehold

5 Blackmans Cottage, Skid Hill Lane, Chelsham, Surrey CR6 9PP

Situated within an area of outstanding natural beauty, a desirable semi-detached property that has not changed hands for over 50 years.

Set back from a country lane and approached via a driveway which opens out onto a large courtyard with prospects onto a beautiful formal garden of some half an acre.

The setting is idyllic and the original cottage which has been modernised in recent years dates back to the late 19th century. Originally one of three cottages, the mid terrace cottage was divided between numbers 5 and 6. A further extension was approved by the London Borough of Bromley in 1992. This charming cottage is comfortable and spacious with great character. There is full double glazing and oil-fired central heating.

Detached Chalet

A timber clad building erected in 2016

A lawful use certificate was obtained in 2020 for use as a gym/yoga space with equipment storage, workshop and garden play equipment store. The building is fitted with a kitchen and bathroom.

Barn

A very large storage building designed for access to house farm equipment with power and light.

Stables

A detached stable block with two stables and tack room.

Garaging/Workshop

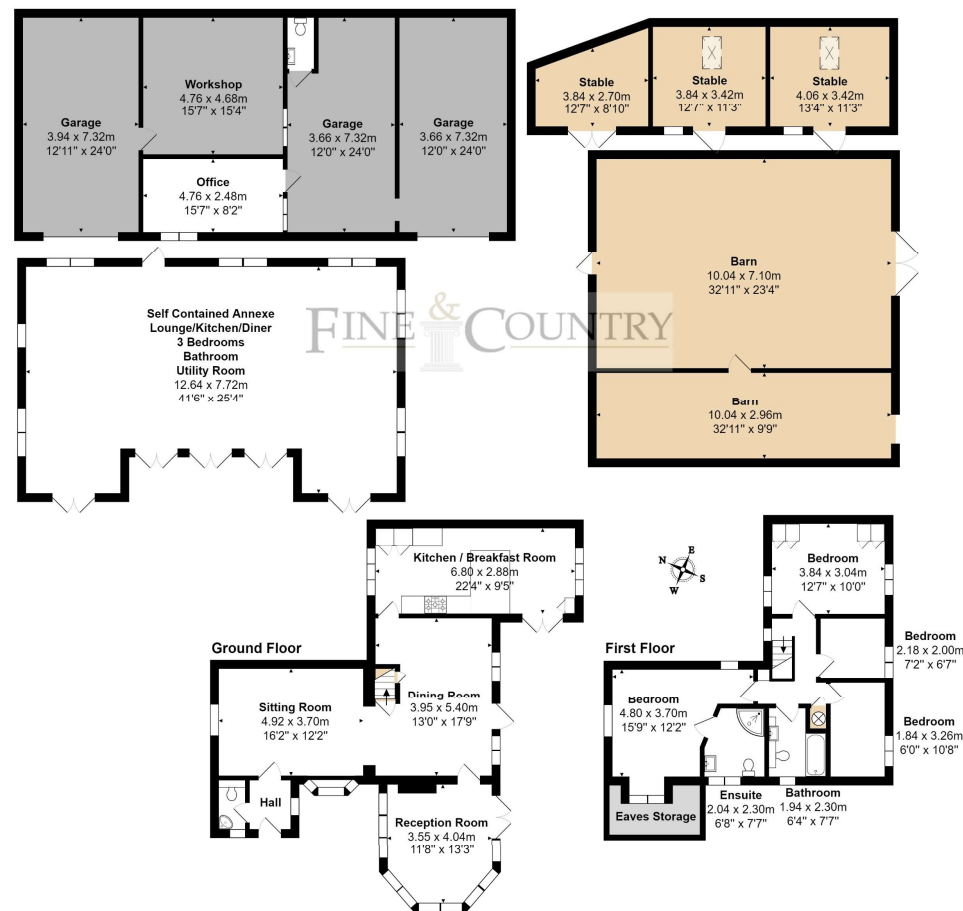
Three garages with workshop and office also previously used as games room.

Formal Gardens

Lawned with fruit trees and large feature pond with summer house and decking. Generally level grazing/pasture land of some 25 acres with no public rights of way.

All viewing strictly by appointment with owners' sole agents Fine and Country.

Council Tax Band: F / Bromley Council



Blackmans Cottage, Skid Hill Lane, Warmingham

Total Area: 139.6 sq m ... 1503 sq ft (excluding garages, stables, barns, annexe)

Garage Block Area: 121 sq m ... 1303 sq ft

Stable Block Area: 38.7 sq m ... 417 sq ft

Annexe Area: 88.4 sq m ... 951 sq ft

Barn Area: 102.8 sq m ... 1107 sq ft

All measurements are approximate and for display purposes only.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		95
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.