



Chase Park House & Stables, Cocksure Lane, Sidcup,
Kent, DA14 5EY
Guide Price £2,000,000

This unique equestrian property is located in a much sought after area and is very conveniently placed for all local amenities. Situated in approximately 11 acres (to be verified). With very convenient access points, the property comprises of a lovely three bedroom detached family home, with double garage, office / annex that has potential to extend, together with up to 20 stables, two hay barns, tack room, storage, office, kitchen and toilet facilities. In addition there is a floodlight sand school, ample parking, 12 securely fenced paddocks with water and power supply. Offering fantastic potential, full livery and income, early viewing would be highly recommended.

Ref: BX11111094

If you are thinking of selling or letting your home, Park Estates will be pleased to provide you with a free market appraisal and advice without obligation.

Entrance Porch

Recessed.

Entrance Hall

Part glazed front door. Double glazed leaded light window to front. Radiator. Understairs storage cupboard. 'Amtico' flooring. Double doors to lounge and dining room.

Cloakroom

Low flush wc. Wash hand basin. 'Amtico' flooring. Half tiled walls. Radiator. Double glazed leaded light window to front.

Lounge

19' 11" x 12' 4" (6.07m x 3.76m) Double glazed leaded light window to front and double doors to garden. Large feature brick fireplace with wood burner. Radiator. Wood flooring.

Dining Room

15' 4" x 12' 7" (4.67m x 3.83m) Large leaded light double glazed bay window overlooking grounds. Wood flooring. Radiator.

Kitchen

19' 11" x 12' 3" (6.07m x 3.73m) Bespoke hand-built and painted with granite worktops and incorporating a large dresser unit with integrated microwave and integral bowl sink unit with mixer tap and cupboard under. Double glazed leaded light windows to front and rear. Built in oven and hob with extractor above. Integrated dishwasher. Wood flooring.

Galleried Landing

Large coloured leaded light window to front. Carpet. Access to loft.

Bedroom

19' 11" x 12' 5" (6.07m x 3.78m) Double glazed windows to front and rear. Carpet. Radiator. Built in eaves storage.

Ensuite

Roll top bath with mixer hand shower attachment. Fully tiled shower cubicle. Low flush wc. Pedestal wash hand basin. Tiled walls and flooring. Towel radiator. Vinyl flooring.

Walk in Wardrobe

Carpet. Plenty of hanging space.

Bedroom

12' 10" x 12' 8" (3.91m x 3.86m) Double glazed leaded light window to front. Carpet. Built in wardrobes to eaves.



Bedroom

10' 6" x 6' 11" (3.20m x 2.11m) Double glazed leaded light window to rear. Carpet. Radiator.

Bathroom

Panelled bath with independent shower and screen. Low flush wc. Pedestal wash hand basin. Tiled walls. Towel radiator. Vinyl flooring. Double glazed window to rear.

Double Garage

19' 1" x 18' 8" (5.81m x 5.69m) Two up and over doors. Power and light. Personal door to side.

Office

20' 10" x 10' 6" (6.35m x 3.20m) Could have various uses. The current use is a shower and wc area.

Formal Gardens

132' 10" x 110' 11" (40.46m x 33.78m) (approx) Extending to approximately one third of an acre. Patio. Lawn. Post and rail.

Frontage

Large gravel parking area approached via an automated sliding gate.

Equestrian

Post and Rail

Nine / twelve paddocks which can be sectionally divided.

Sand School

Floodlight with separate access from Bunkers Hill.

Stables

Up to twenty and including yard area with separate access from Bunkers Hill. Situated in four blocks with two hay barns, store room, tack room, toilet facilities, kitchen, office and shower room.

Agent's Notes

The property will be sold under two separate titles. The Chase Park Farm House and Chase Park Stables cannot be sold separately due to an agricultural tie. The property is on mains drainage and has oil fired central heating.

