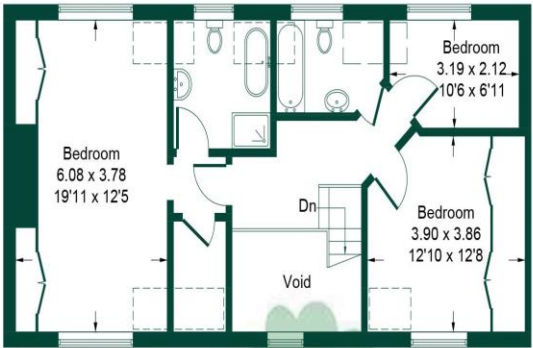




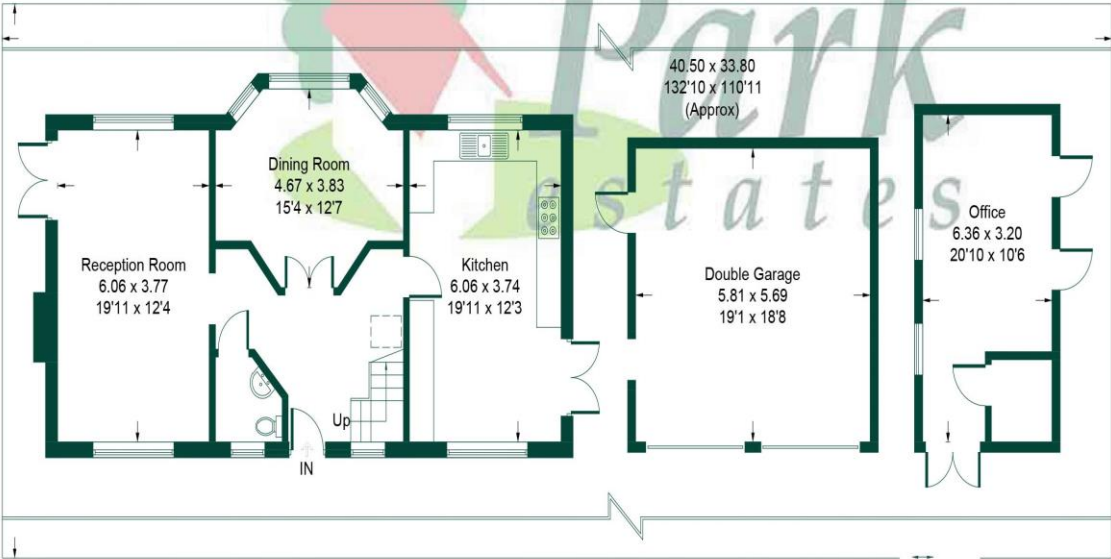
□ = Reduced headroom below 1.5m / 5'0"



Cocksure Lane, DA14

Approximate Gross Internal Area
147.8 sq m / 1591 sq ft
(Excluding Void)
Double Garage = 33.1 sq m / 356 sq ft
Office = 20.3 sq m / 218 sq ft
Total = 201.2 sq m / 2165 sq ft

First Floor



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Produced by Planpix on behalf of Park Estates (ID717421)

Every care has been taken with the preparation of details, but accuracy is in no way guaranteed. These particulars do not constitute a contract and are issued and accepted on the express understanding that all negotiations will be conducted through Park Estates. The seller does not make or give, nor do we or our employees have any authority to give a representation or warranty in relation to the property. Please contact this office before viewing the property. If there is any point which is of particular importance to you, we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information that we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made by us to the effect that the information provided by us has not been verified.



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

This unique property is located in a much sought after area and is very conveniently placed for all local amenities. Situated in approximately 8 acres (to be verified) Title 1 comprises of a lovely detached family home with planning consent for a large double story rear extension under Planning Ref: 20/0313/FUL, double garage, office / annex that has potential to extend, together with Title 2 which includes a separate vehicular access, up to 20 stables, two hay barns, tack room, storage, office, kitchen and toilet facilities, floodlight sand school, ample parking and securely fenced paddocks with water and power supply. The potential individual value of each title makes this CHAIN FREE property exceptional value and your earliest viewing would be very highly recommended.

Local Authority: Bexley
Council Tax Band: G

