



The Manor House, Manor Road



Harpers & Co



The Manor House

Bexley

RARE OPPORTUNITY | LUXURY 2 BED APARTMENT | SET IN 2 ACRES OF MANICURED PRIVATE GROUNDS | CHAIN FREE | PLANTATION SHUTTERS | LARGE MASTER WITH EN-SUITE | POSSIBLE TO EXTEND IN LOFT | SHARE OF FREEHOLD | HIGH CEILINGS & SASH WINDOWS

Harpers & Co is delighted to present this exquisite & spacious first floor 2 bedroom apartment situated in the corner wing of 'The Manor House', a distinctive grade II listed character property in the heart of the Village.

Property Summary

The Manor House is perhaps the best example of period conversion in the Village and set behind antique wrought iron gates within 2 acres of manicured gardens, presents a rare opportunity to acquire this large and excellent apartment. The property is located within yards of the beautiful Village and High Street and is a short walk to Bexley Mainline Station.

The Manor House proudly resides on grounds that span approximately 2 acres and is the pinnacle of elegant seclusion enveloped by serene woodland and located behind a gated entrance in the prestigious conservation area 'Manor Road'.

On entering the imposing apartment door a feeling of space and light is immediately apparent with a 22ft entrance hall, 2 double bedrooms with a large master with luxury en-suite, a bathroom and dual aspect extensive open plan lounge with views across the manicured grounds and a modern opulent kitchen with in-built appliances. Sash windows and White wooden shutters throughout the apartment give a feeling of height and light with several period features to the Manor House intact.



Accommodation

Entrance Porch

Victorian original period black & white tiling . Door to communal hallway.

Communal Hallway

Grand regal entrance featuring panelled walls & oak flooring with wool carpeted & traditional stair rods sweeping spiral staircase. Original atrium style skylight. Wall lights.

Entrance Hallway

entrance hall,American Walnut Amtico tiled flooring.LED spotlights.2 Large storage cupboards.

Lounge 18' 8" x 17' 9" (5.7m x 5.4m)

Sash windows to front and rear aspects with wooden plantation shutters. Built-in shelving. Wall lights. Victorian replica cast iron fireplace with Limestone surround and slate hearth. American Walnut Amtico tiled flooring.

Kitchen 9' 6" x 10' 6" (2.9m x 3.2m)

Sash window to rear aspect with wooden plantation shutters. Range of Stainless effect wall and base units with African black polished granite work surface.Multi grey mosaic wall tiles Stainless steel sink and drainer unit with Philippe Starck mixer tap. Integrated washing machine. Double Electric oven, gas hob and extractor over. Radiator. Integral dishwasher. Integrated fridge/freezer. Black slate Tiled flooring.

Bedroom 1 15' 1" x 14' 1" (4.6m x 4.3m)

Sash windows to rear aspect with wood plantation shutters. Feature fireplace. Large free-standing wardrobes. Wool fitted carpet. Radiator.

En-Suite

Shower cubicle. Locatly tiled walls. Enclosed WC. Pedestal wash hand basin. Radiator.

Bedroom 2 11' 2" x 9' 6" (3.4m x 2.9m)

Sash window to rear aspect with wooden plantation shutters. Feature fireplace. Wool fitted carpet. Radiator.

Bathroom

Duravit Starck contemporary suite.Welsh Limestone fully tiled to floor & walls.Wall hung W/C & Wash basin with Hudson Reed tap fittings.Dual aspect mirrors & built in shelving with down lighters. Airflow extractor fan.

Communal Garden Approx. 2 acres

Shingle drive and pathway. Mature trees and shrubs. Outside lighting.

External Dry Cellar 9' 10" x 8' 2" (3.0m x 2.5m)

Secure storage room.



Harpers & Co Special Remarks

“This amazing property is rarely available and represents a unique opportunity to rent possibly one of the best properties Bexley Village has to offer.”

Location

Bexley Village with its close transport links to the A2, M25 and mainline train station to London Bridge and Charring Cross, within 25 minutes provides an ideal location and backdrop for singletons & families alike.

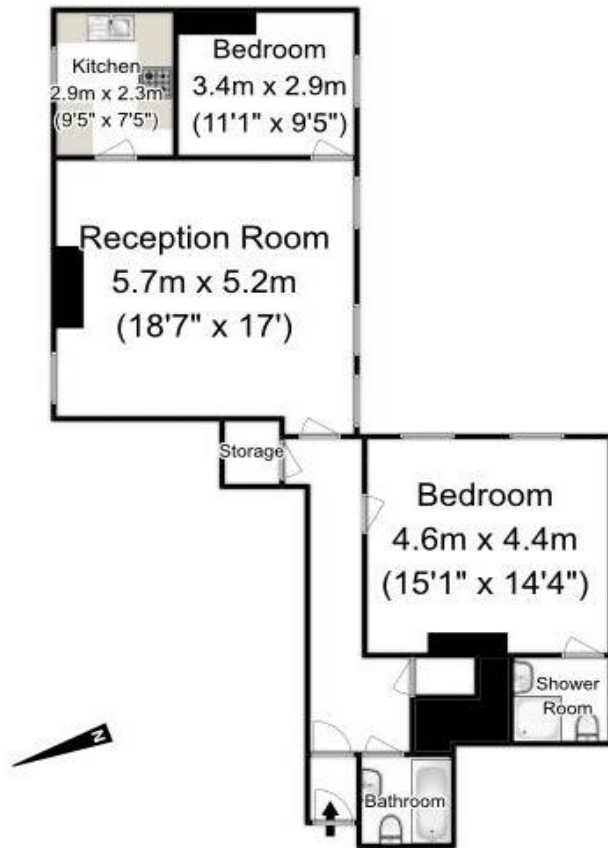
The beautiful Village has a vibrant local community and an array of quaint retail shops, retail shops, wine bars, and delicatessens and is surrounded by Ofsted award-winning schools.

Nearby Places

- Bexley Village 0.3 miles
- Bexley Station 0.4 miles
- Beths Grammar School 0.5 miles
- Old Bexley C of E Primary School 0.6 miles
- Townley Grammar School 0.9 miles
- Albany Park Station 1.5 miles
- Bexleyheath Broadway 1.8 miles
- Bluewater Shopping Centre 6.3 miles

All distances are approximate





APPROX. GROSS INTERNAL FLOOR AREA 1008.5 SQ FT | 93.7 SQ M
 Floorplans are for identification and guideline purposes only, not to scale.
 Compliant with RICS code of measuring practice.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	67
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. The mention of any appliances and services within these details does not imply that they are in full and efficient working order or that they will remain within the property.