



MANOR ROAD, BEXLEY, KENT, DA5 3LX  
OIRO £1,750,000 FREEHOLD

AN OUTSTANDING AND SUBSTANTIAL FIVE DOUBLE BEDROOM, TWO BATHROOM, THREE RECEPTION ROOM, DETACHED HOME KNOWN AS "MANOR FARM HOUSE" SET ON AN INCREDIBLE 1.7 ACRE PLOT\* AND LOCATED IN THE HEART OF BEXLEY VILLAGE.

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## DESCRIPTION:

This unique, one of a kind, detached gated family home provides over 3,600sq.ft of internal space with an additional 1,000 sq.ft of outdoor living and AI Fresco entertaining space.

Accessed via a long and gated driveway the accommodation briefly comprises, a reception hall with downstairs WC, a large 26ft through reception room, TV room/snug, study, a superb kitchen diner with luxury kitchen, island and range style oven, separate utility room and a huge conservatory. Upstairs are five double bedrooms, one of which with its own dressing room and two stylish modern bathrooms. Outside are in incredible and vast gardens with a recently installed covered entertaining area with an outdoor kitchen, pizza oven, feature brick built fireplace and a raised deck/tree house and summerhouse. The garden is mainly laid to lawn with mature shrubs, flower beds and a lovely secret garden area. There is a detached double garage with annex/games room above as well as off street parking for many cars.

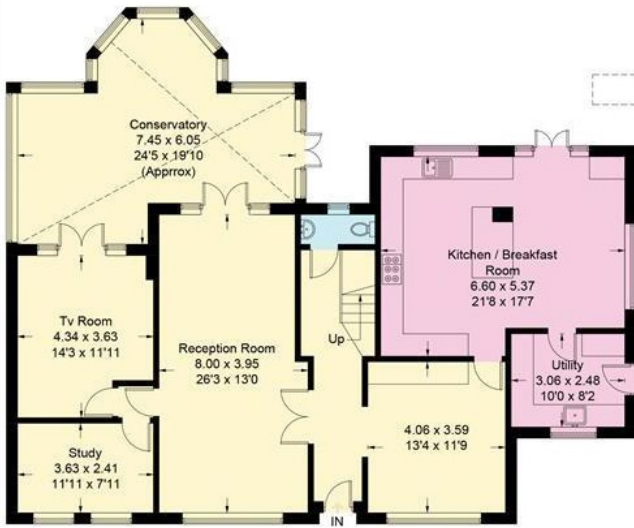
The house itself is set on a approx. 0.85 acre plot. The property overlooks a large parcel of open woodland of approx. an additional 0.85 acres. This was acquired to protect the uninterrupted outlook and can also be negotiated as part of the sale.

This is a magnificent home and one of the boroughs most prestigious properties, Viewing is a must.

The property is located in a secluded position yet in the heart of Bexley Village and its Conservation Area. Bexley Village has a storied history dating back centuries. Stroll through its picturesque streets, and you'll encounter beautifully preserved period architecture, including Tudor-style buildings and elegant Georgian homes. The village has a timeless appeal that's impossible to resist. Life in Bexley Village is a departure from the hustle and bustle of city living. It's a place where you can savour a leisurely morning coffee at a charming cafe, explore local artisan shops, and chat with friendly neighbours. The village has a strong sense of community. Bexley is renowned for its outstanding schools. Families seeking top-tier education for their children will find a range of excellent primary and secondary schools, making it an ideal place to raise a family. Despite its tranquil setting, Bexley Village offers easy access to central London and its only 28 minutes to London Bridge, making it an excellent choice for commuters. Nature lovers will appreciate the abundance of parks and green spaces in the vicinity. From Danson Park with its scenic lake to Hall Place and its beautiful gardens, there are plenty of opportunities to enjoy the outdoors. Known as an up-and-coming area, Bexley Village presents a promising investment opportunity. Property values have been steadily increasing, making it an attractive prospect for both homeowners and investors.







Ground Floor



Al Fresco kitchen and Treehouse



First Floor



Garage Ground Floor

Garage First Floor

Approximate Gross Internal Area = 3,640 sq.ft / 338.2 sq.m  
 Al Fresco Kitchen and Treehouse = 1,137 sq.ft / 105.7 sq.m  
 Total = 4,777 sq.ft / 443.9 sq.m

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate. Any lease and service charge details have been provided by the vendor. Any interest party should have these checked by a solicitor as part of the purchase process.

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92-100) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	79
(55-68) <b>D</b>	55
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC

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