



Lambert & Foster



PARKGATE ROAD

WELL HILL | ORPINGTON | BR6 7PX

On the rural fringe of Orpington, this well-maintained attractive semi-detached family home sits within just over six acres of land and enjoys a superb semi-rural setting. The spacious accommodation benefits from an entrance hall, sitting room, dining room, kitchen/breakfast room, separate utility room, downstairs WC, five bedrooms and a family bathroom. Externally, the property offers a detached garage, ample off-road parking and well-maintained gardens surrounding the house. The grounds extend beyond the formal garden to include an orchard with fruit trees, areas of chestnut and hazel coppice woodland, and extensive species-rich chalk grassland. Situated atop the North Downs, the land is abundant with wildflowers, butterflies and a wide variety of wildlife. With its diverse mix of grassland, orchard and woodland extending to just over six acres, the property offers excellent potential as a smallholding. The area is highly regarded for its countryside feel, strong schools and access to nearby amenities in Eynsford, Orpington, Bromley and Sevenoaks, making this a rare opportunity to enjoy space, privacy and lifestyle potential in a sought-after location with excellent commuter links via Swanley and Orpington station.

Guide Price £795,000

FREEHOLD





CHESTNUT COTTAGE

PARKGATE ROAD, WELL HILL, ORPINGTON, BR6 7PX

- Spacious five-bedroom semi-detached family home
- Set within just over 6 acres, including orchard, coppice woodland and chalk grassland
- Well maintained rear garden
- Versatile living space
- Detached garage with ample off-road parking
- Short drive to Orpington with access to local amenities, schools and excellent commuter links to London

VIEWING: By appointment only.

Paddock Wood Office: 01892 832325.

WHAT3WORDS: ///jams.entry.trout

TENURE: Freehold

SERVICES & UTILITIES:

Electricity supply: Mains **Water supply:** Mains

Sewerage: Water Treatment Plant **Heating:** Oil Boiler System and Wood Burner

BROADBAND: Available

MOBILE COVERAGE: Good Outdoor

(Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

LOCAL AUTHORITY: Sevenoaks District Council

COUNCIL TAX: Band F **EPC:** E (49)

COVENANTS: None

FLOOD & EROSION RISK: Property flood history: None

Rivers and the sea: Very Low **Surface Water:** Very Low

Reservoirs: Unlikely **Groundwater:** Unlikely

(Visit flood-map-for-planning.service.gov.uk or enquire with the office for more information).

PHYSICAL CHARACTERISTICS: Brick built under a tiled roof with hung tiles to the front of the property



PARTICULARS, PLANS AND SCHEDULES: The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

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For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

Parkgate Road, Orpington, BR6

Approximate Area = 1570 sq ft / 145.8 sq m

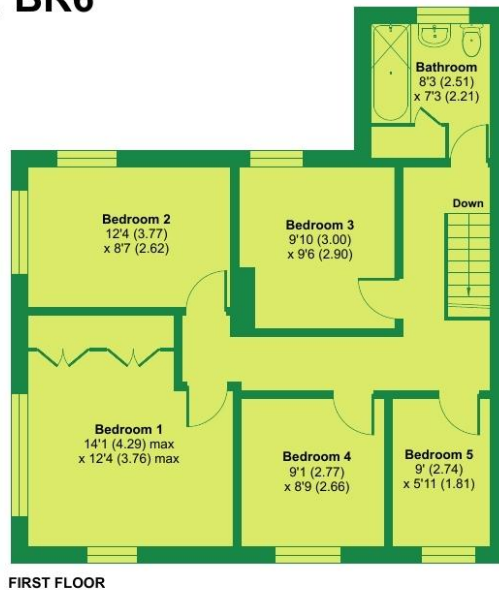
Garage = 215 sq ft / 20 sq m

Total = 1785 sq ft / 165.8 sq m

For identification only - Not to scale



Five & a half
acres of land



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctecom 2026. Produced for Lambert and Foster Ltd. REF: 1477542

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