



Offers in Excess of £1,100,000
Acacia Way, Sidcup, Kent, DA15 8WW

**Christopher
Russell**
PROPERTY SERVICES



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Christopher Russell LLP. Registered in Cardiff. Partnership No. OC329088

Christopher Russell Property Services

33 The Oval, Sidcup, Kent DA15 9ER • Tel: 020 8300 1234 Fax: 020 8300 6530 • sales@christopher-russell.co.uk

Set in a private road and part of the coach house for The Hollies manor house, this immaculately presented and completely unique home combines original features with luxury contemporary fittings.

Originally built in 1854 this home is in a delightful courtyard setting and is conveniently situated for Sidcup train station and restaurants and shops.

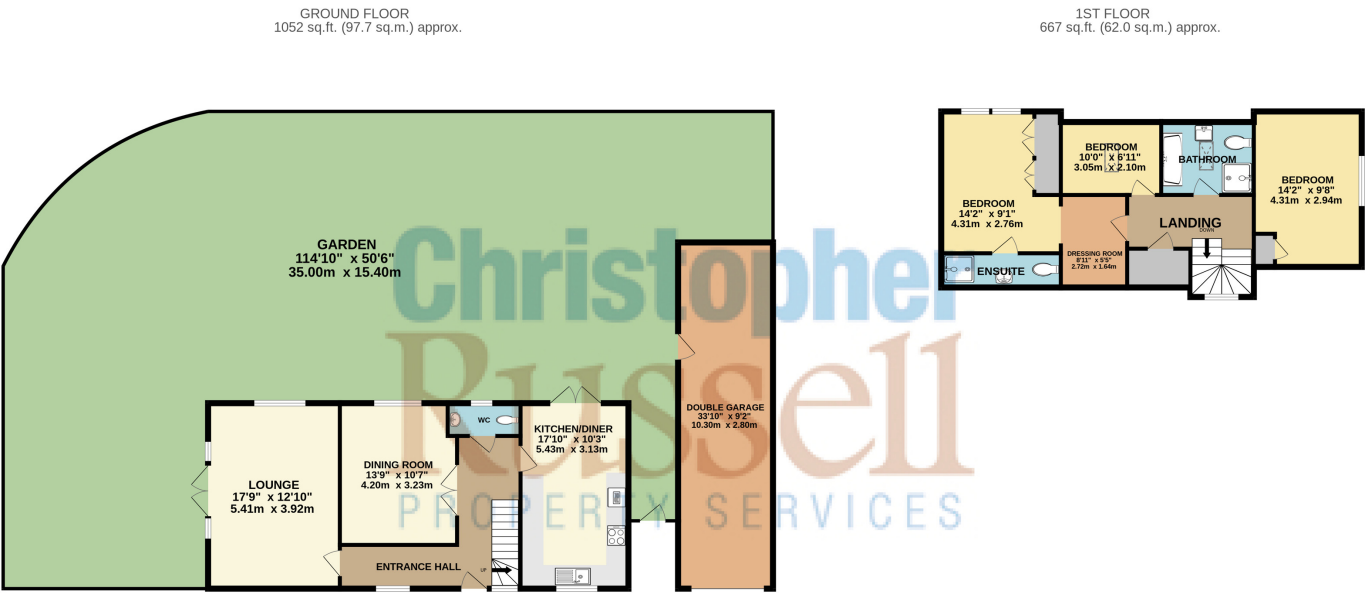
Accommodation comprises, to the ground floor, entrance hall, large lounge, dining room, modern kitchen and cloakroom.

Upstairs are three bedrooms with an en-suite shower room to the master bedroom and family bathroom.

Outside is one of the largest secluded gardens in The Hollies which has been exceptionally well maintained with a variety of flowers and plants, an extensive lawn and patio area and access to the tandem garage. The garden is a totally private space and not at all overlooked in any part.

The house comes with membership to The Hollies Countryside Club, with a swimming pool, gym, tennis courts and other facilities. The compulsory annual charge for this is currently £1,000.

Council Tax Band G.



TOTAL FLOOR AREA: 1719 sq.ft. (159.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	