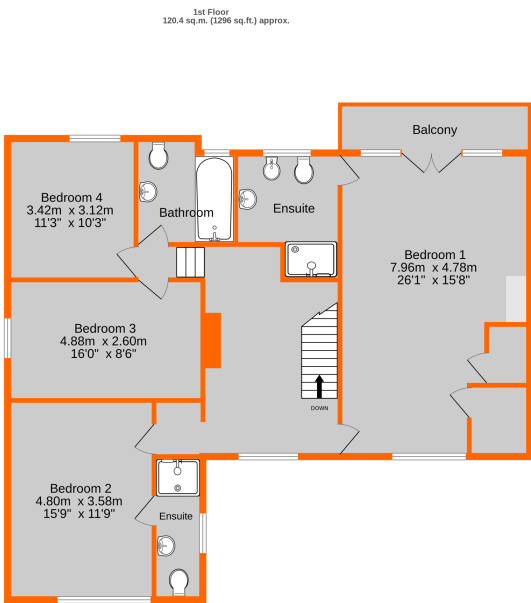
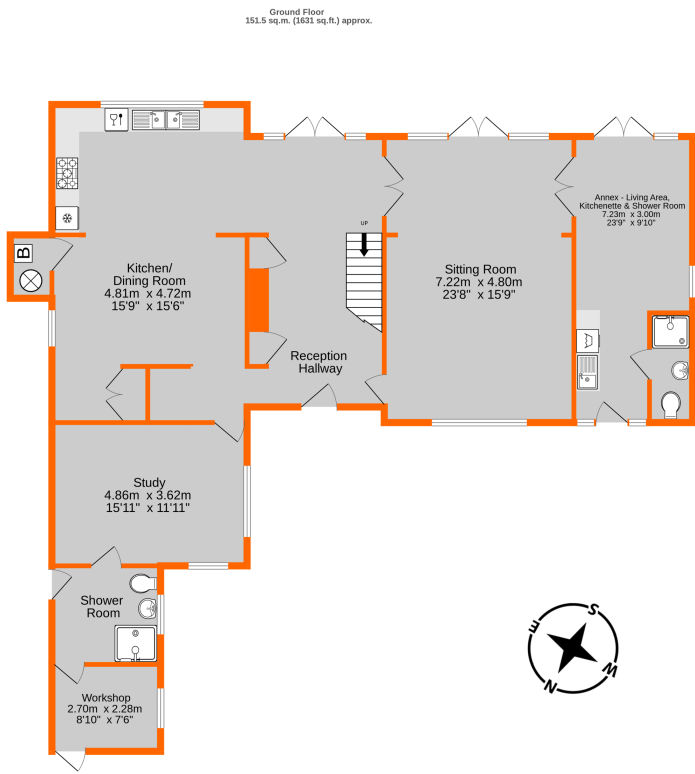
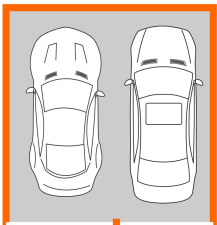




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	65	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC



Carport Sq.M Not Included In Total Approx. Floor Area
TOTAL FLOOR AREA : 271.9 sq.m. (2927 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2025



Viewing by appointment with our Beckenham Office - 020 8650 2000

Pear Tree Cottage, 4 Lawn Road, Beckenham, Kent BR3 1TP

£1,850,000 Freehold

- Unique Victorian Coach House
- Extensive, adaptable accommodation
- Wealth of character
- Four double bedrooms
- Four bathroom/shower rooms
- Car barn & extensive parking
- Park like gardens approaching half an acre
- Self contained Annexe

Pear Tree Cottage, 4 Lawn Road, Beckenham, Kent BR3 1TP

Proctors Beckenham High Street office are pleased to be able to bring to the market a quite unique highly attractive characterful Victorian former Coach House nestled in gardens approaching half an acre, centrally located minutes from stations. Having been extended and refurbished over the years this detached house offers a most wonderful opportunity to make a family home with the potential to further extend or adapt the accommodation, which currently includes a self contained annexe, with the possibility to create a second should it be required. With accommodation approaching 3000 sq ft, approached via remote electric gates, through the reputed 350 year old entrance door to this refurbished interior boasting a limestone tiled and engineered oak floors, oak staircase, doors and floors, full depth reception hall with doors onto garden, fully fitted kitchen/dining room, dual aspect sitting room, study with shower room and workshop off. The annexe, off the sitting room provides a bedroom/sitting room, kitchenette and shower room. From the galleried landing is a huge through main bedroom with en-suite shower room and doors onto balcony overlooking the rear gardens. There are three further double bedrooms one with an en-suite and a separate family bathroom, all matching and finished with white modern suites. Benefits include gas radiator central heating with a renewed boiler and mega flow hot water system, as well as some underfloor heating and sealed unit double glazed replacement windows. Outside the gardens are a particular feature, the plot reaching half an acre, detached double car barn, and the well stocked secluded rear garden are a particular feature.

Location

Pear Tree Cottage is situated in a quiet, highly desirable and sought after location along the current no-through section of Lawn Road near to the junction with Copers Cope Road, very convenient within three quarters of a mile from Beckenham High Street, with its extensive shopping, bars, restaurants and Beckenham Junction Station (London Victoria and London Bridge) with Tramlink to Wimbledon, Croydon and Beckenham Place Park is also within that distance. New Beckenham Station (London Bridge, London Charing Cross and DLR connection at Lewisham) is within a few hundred metres together with school for all ages are available within the vicinity.



Ground Floor

Reception Hall

limestone tiled floor, two shallow cupboards, one housing renewed fuse boxes, the other houses underfloor manifold for ease of access, staircase to first floor, glazed double doors and matching full height windows onto rear garden

Sitting Room

7.22m x 4.80m (23' 8" x 15' 9") dual aspect, glazed multi pane windows to front, glazed doors onto garden, engineered oak floor, fireplace with former wood burner positioning, stone base and flue could be re-instated, further door access to hall, glazed double door to

Self Contained Annexe

7.23m x 3m (23' 9" x 9' 10") LIVING ROOM: with glazed double doors and windows onto garden, window to side, new wooden effect flooring
KITCHENETTE AREA: fitted with base cupboards, plumbing and space for washing machine, worktops above with inset one and a half bowl stainless steel sink unit with mixer tap, glazed door and full height windows onto enclosed courtyard area to front, paved, wrought iron fenced with double gates for access, door to WET ROOM: at one end is a shower area, wall mounted wash basin and toilet, extractor fan, tiled walls, under floor heating

Open Plan Kitchen/Dining Room

4.81m x 4.72m (15' 9" x 15' 6") modern fitted base cupboards, wall cupboards, corner carousel units, drawers, granite stone worktops and risers, integrated under counter 'Franke' stainless steel dual bowl sink with mixer tap, appliances include fridge/freezer, dishwasher, wine fridge, 'Rangemaster', built-in multi-oven 5 burner stove with extractor hood over, windows to rear, limestone tiled floor with underfloor heating below, further windows to side, built-in double shelved storage cupboards and recess, access to hall, door to

Boiler Room

wall mounted Worcester Bosch gas boiler with a mega flow hot water system, shelved storage

Study/Reception 3

4.86m x 3.62m (15' 11" x 11' 11") windows to side and front, built-in book shelves along one wall, door to

Shower Room (former garage)

window to side, tiled floor, walk in shower with rain head and separate hand spray, vanity unit, wash basin over with mixer tap, toilet, wall mounted electric convector heater, extractor fan, partly tiled walls, door to outside, door to

Workshop Area

2.70m x 2.28m (8' 10" x 7' 6") tiled floor, window to side, door to front, fitted work bench, built-in gas meter cupboard

Stairs to

First Floor

Galleried Oak Stairway

Landing

sash multi-pane windows to front, trap to loft

Bedroom 1

7.96m x 4.78m (26' 1" x 15' 8") a lovely bright through room, sash multi-pane windows to front, built-in storage cupboard and walk-in wardrobe, glazed casement double doors and windows to rear
BALCONY: wrought iron surround overlooks garden

En-Suite Shower Room

porcelain tiled floor with underfloor heating below, tiled walls, walk-in double shower with glazed screen, pedestal wash basin, toilet and bidet, windows to rear

Bedroom 2

4.80m x 3.58m (15' 9" x 11' 9") windows to front, door to

En-Suite Shower Room

walk-in shower, pedestal wash basin with mixer tap, toilet, tiled floor, windows to side, partly tiled walls, extractor fan

Bedroom 3

4.88m x 2.60m (16' 0" x 8' 6") high level window to side

Bedroom 4

3.42m x 3.12m (11' 3" x 10' 3") window to rear

Bathroom

re-modelled, enclosed panel bath, wall mounted wall controls for bath, shower over, pedestal wash basin, toilet, tiled floor and walls, window to rear, extractor fan

Outside

Front Gardens

the entire plot is approaching half an acre and the gardens are a particular feature of the house with a wide deep frontage set back from the road, accessed via a drive-in entry recess, electric remote security gates, fenced to front boundary, lovely natural front garden, laid to lawn with shrub/flower beds, trees, cherry and beech, conifers and pear trees, paved drive providing ample car parking and gravelled DETACHED DOUBLE CAR BARN: concrete floor, timber framed, power and light

Rear Gardens

extensive and virtually south facing, well screened to all boundaries with mostly deciduous trees offering all year round greenery and privacy, laid to lawn, flower and shrub beds, yew trees, yorkstone terraces, outside tap, power points and lighting, yew trees, access from pathways meander down the garden, wide sideways area to front, paved area next to car barn

Council Tax

Band H

Agents Note

there is a general right of way for this property to the bottom of the rear garden providing access via the drive of Rye Lodge, 40 Copers Cope Road



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