



Keston Park BR6
Guide price £2,200,000

jdm
ESTATE AGENTS

Description:

This distinctive property, with 3 BED COTTAGE attached, in the same ownership for many years, presents a rare opportunity to acquire a character home in a plot of almost 2 acres in desirable Keston Park. The enchanting south west facing gardens are outstanding for their natural beauty and include a flood-lit tennis court and petanque pitch. When viewing the splendid surroundings from the terrace it is easy to forget that this location is convenient for many local schools and essential amenities.

The layout of the spacious interior allows views of the gardens from all the principal rooms. The generous reception hall leads to an elegant drawing room, separate dining room and study/family room. The large kitchen/breakfast room has doors to the terrace and to a large covered dining/barbeque area. A large utility room provides access to the attached cottage.

The spacious first floor landing serves the master bedroom with its large en-suite bathroom finished in marble. There are three further double bedrooms and a family bathroom also in marble. To the second floor, a double bedroom has its own en-suite bathroom and walk-in dressing room.

The cottage, though joined to the house, has its own front entrance. The interior is exceptionally spacious and would be ideal for accommodating visiting guests or family. New owners will wish to upgrade and personalise the house and cottage to suit their own requirements

The sweeping drive provides extensive off road parking and there is garaging for 4 cars.

Directions: From our Locksbottom office turn left onto Crofton Road and left again at the traffic lights onto Farnborough Common (A21). Ninhams Wood is the first turning on the right and the property will be found at the far end.

Tenure: Freehold

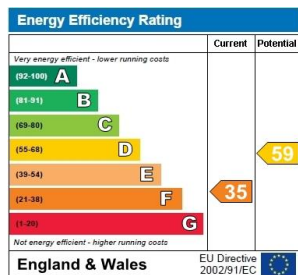
Council Tax Band: H & G(annex)

Local Authority: London Borough of Bromley



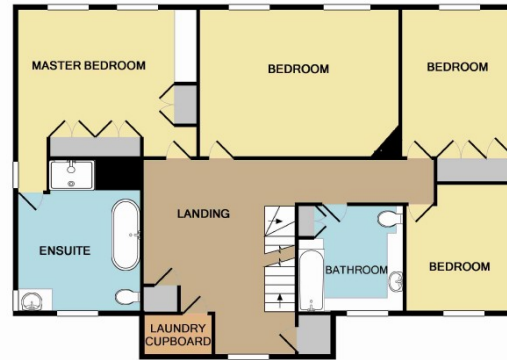
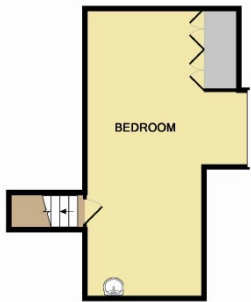
Room Dimensions:

Reception Hall	25'3 x 17'5
Drawing Room	28'6 x 18'9
Dining Room	16'5 x 13'7
Study/Family Room	19'7 x 14'1
Kitchen/Breakfast Room	27'7 x 15'3 widening to 19'8
Utility Room	13'11 x 11'8
First Floor Landing	
Master Bedroom + en-suite	16'5 x 14'1
Bedroom Two	18'2 x 14'3
Bedroom Three	16'3 x 9'11
Bedroom Four	12' x 9'11
Family Bathroom	
Second Floor Landing	
Bedroom 5 + en-suite	16'3 x 14'10
Dressing Room	
COTTAGE	
Entrance Hall	
Kitchen/Breakfast Room	15' x 13'9
Living Room	20'9 x 11'10
Dining Room	24'2 x 11'4
Master Bedroom + en-suite	21' x 13'1 plus bay
Bedroom Two	14' x 12'
First Floor Bedroom	7.63 x 25' x 10'8 + bay
Outside	



Please contact the branch for a complete copy of the EPC document

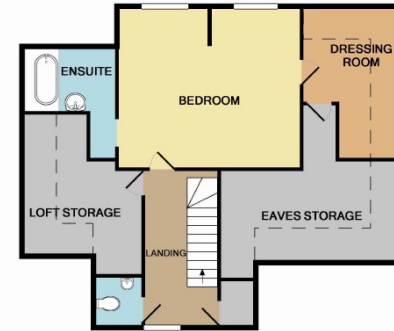




1ST FLOOR
APPROX. FLOOR
AREA 1641 SQ.FT.
(152.4 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 3451 SQ.FT.
(320.6 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 843 SQ.FT.
(78.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 5934 SQ.FT. (551.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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IMPORTANT NOTICE

jdm must advise that although every effort has been made to ensure the accuracy of these details they form no part of any contract and are issued without any responsibility on the part of the agents or vendor. Photographs may have been taken using a wide angle lens. Any floor plans shown are not to scale. All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been obtained. We have not carried out a survey of the property nor have we tested any services, systems or appliances at this property. We strongly recommend that all the information we provide is verified by yourselves on inspection and by your Surveyor and Solicitor or Legal Adviser.

jdm recommends Independent Mortgage Advice. For help with your mortgage please contact your local branch. Your home may be repossessed if you do not keep up repayments on your mortgage. Written quotations available on request.

jdm Locksbottom

Alexandre House, 399 Crofton Road, Locksbottom, Kent BR6 8NL

01689 880 440

e locks@jdmonline.com



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