



Chelsfield Village BR6  
£1,475,000

**jdm**  
ESTATE AGENTS



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**Description:**

This delightful, five bedroom, detached Victorian family home in one and a quarter acres is situated on the edge of Chelsfield Village, in a semi-rural setting yet conveniently placed for many essential amenities. Transport links are excellent with commuter rail services to London from Chelsfield Station three quarters of a mile distant and M25 junction 4 less than 2 miles away.

The spacious interior has an inviting ambience enhanced by period features including impressive open fireplaces. The entrance hall, with cloakroom and original staircase, leads to three reception rooms each of dual aspect from which to enjoy a variety of views of the surrounding garden. The kitchen/breakfast room, with log burning stove and central island unit, is adjacent to a large utility room from which there is access to impressive triple garaging and a garden store. To the first floor, the galleried landing serves the four doubles and one single bedroom. There is a family bathroom and separate shower room with WC.

Outside, the approach is by a carriage driveway which provides extensive parking. The gardens and paddock, surround the property, enjoying a southerly aspect to the rear. There is a large terrace and a putting green.

Chelsfield Village has a pub, a church and a primary school. The highly rated selective secondary schools, St Olaves and Newstead Wood are situated in Orpington and there are a variety of independent and selective secondary schools in Sevenoaks, Tonbridge and Tunbridge Wells. The M25 offers direct links to Heathrow, Gatwick, Ebbsfleet International and the shopping complex at Bluewater.

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**Directions:** From Chelsfield Station turn right into Warren Road. At the junction with Orpington By Pass go straight across into Warren Road and the property is the first drive on the right hand side.

**Tenure:** Freehold

**Council Tax Band:** G

**Local Authority:** London Borough of Bromley

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**Room Dimensions:**

Entrance Hall	
Drawing Room	<b>21'0 x 14'11</b>
Dining Room	<b>14'11 x 14'9</b>
Study	<b>17'11 x 14'</b>
Kitchen/Breakfast Room	<b>17' x 14'11</b>
Utility Room	
Cloakroom	
First Floor Landing	
Master Bedroom	<b>21' x 12'6</b>
Bedroom	<b>14'11 x 13'11</b>
Bedroom	<b>14'11 x 14'9</b>
Bedroom	<b>13'1 x 10'5</b>
Bedroom	<b>11'11 x 8'5</b>
Family Bathroom	
Shower Room	
Outside	
Plot size approx. 1.25 acres	
Triple Garage	<b>41' x 20'10</b>



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		<b>81</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>61</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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





TOTAL APPROX. FLOOR AREA 3759 SQ.FT. (349.2 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**

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