





An exceptional home finished to the very highest standard in Chislehurst's most exclusive address. Positioned for easy access to the M20 and the M25, central London is just 11 miles away. Canary Wharf and City Airport are just 7 miles to the north also. This home is perfect for both entertaining and for family life. Approached by electronic gates the large driveway has ample parking for a number of cars and then of course there is the double garage. There is planning granted for an approximately 2,000 square feet underground complex, to include swimming pool, steam sauna room, changing room cloakroom and gym also a workshop and plant room.

The main house has to be viewed. It is open plan from the hallway into the kitchen, which is fitted with beautiful bespoke cabinetry, designed and fitted by Mark Wilkinson, and the dining and family area has bifolding doors opening onto the landscaped and tranquil garden. The floor tiles that run through these areas smoothly run into the garden, when the doors are open there is no set definition. The drawing room with its delightful bay window and limestone feature fireplace sits parallel with the sitting room on the other side of the hallway. There is a the master suite, including a walk in closet and ensuite bathroom on the left as you ascend the stairs and then along the galleried landing are a further three bedrooms, one with ensuite shower room and the other two bedrooms serviced by a family bathroom. The Villeroy and Bosch and Duravit sanitary ware in the bathrooms are all of a high specification, making bathing a very pleasurable experience.



To the second floor there is another bedroom with a walk in closet and a door to a decked terrace and also a separate bathroom. An added bonus to this fabulous property is a two double bedroom annexe adjoining the property, with a lounge a kitchen/breakfast room and a bathroom, lending itself to housing elderly parents, teenage children/young adults, au pairs or housekeepers etc., or it can easily be included into the main house to make it even larger.

This home has to be viewed to appreciate all it has to offer.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	70
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82-100)	A		
(61-81)	B		
(59-80)	C		
(55-68)	D	61	65
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Please refer to

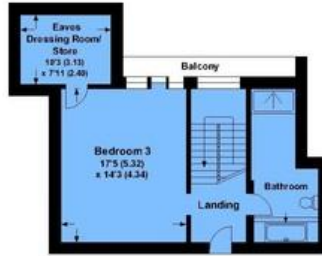
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Trosley

APPROX. GROSS INTERNAL FLOOR AREA 4579.31 SQFT / 425.43 SQM . EXCL. GARAGE



SECOND FLOOR



ANNEX

GROUND FLOOR

GARAGE

ANNEX

FIRST FLOOR

This is for guidance only, not to scale and must not be relied upon as a statement of fact.
Attention is drawn to the notice on these particulars.

