



Chelsfield BR6
£3,000,000

jdm
ESTATE AGENTS

Description:

This magnificent, modern family home offers over 10,000 square feet of luxury living space arranged over a number of levels. The accommodation flows beautifully with the ground floor centred around a stunning entrance hall with galleried landing, marble floors and central fireplace. The four reception rooms include drawing room, family room, dining room and study and the exceptional breakfasting kitchen is fitted with maple units, breakfast bar and an array of fitted appliances. The kitchen and principal reception rooms also benefit from double doors leading onto a terrace. The leisure facilities include an indoor swimming pool with direct access to the rear garden from two sets of double doors. This basement level also has a cinema room, showering facilities, utility room, cloakroom and access to the triple garage.

The lower and upper first floors showcase 5 bedroom suites and include an outstanding master bedroom with en-suite and a vaulted ceiling with mezzanine dressing area. The second floor provides open planned living accommodation at its very best and is currently used as a bedroom/games room with a study. The en-suite shower room and en-suite bathroom complete the accommodation.

The property is set in approximately 0.7 of an acre and is approached via electric cast iron gates. To the front, the brick courtyard provides ample parking and has access to the triple garage and has landscaped borders featuring an attractive water feature. The rear of the house has a large elevated terrace area which is ideal for alfresco dining and is designed to enjoy the stunning views over open countryside. There is a further patio which leads on to the main lawn with well stocked borders and mature trees, the backdrop is completed as at the far end of the lawn backs on to woodland.

Directions: From Chapter One (A21) proceed along Farnborough Common towards Green St Green. At the third roundabout go straight ahead into Sevenoaks Rd. At the next roundabout take the first exit, pass the petrol station and turn left into Chelsfield Hill. Openshaw is a short way up on the left.

Tenure: Freehold

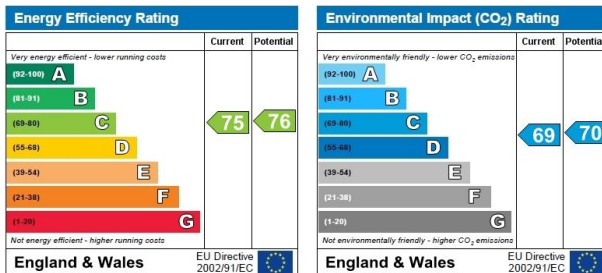
Council Tax Band: H

Local Authority: London Borough of Bromley



Room Dimensions:

Reception Hall	
Cloakroom	
Family Room	16'9 x 13'8
Study	13'8 x 13'3
Drawing Room	23'8 x 21'6
Dining Room	20'11 x 14'7
Kitchen/Breakfast Room	25'10 x 22'8
Lower Ground Floor Utility	
Basement Cinema Room	18'6 x 16'2
Gym	37'11 x 36'7
Indoor Swimming Pool	
Cellar	
Lower First Floor Bedroom	28'9 x 17'8
First Floor	
Master Bedroom + En-Suite	25'9 x 22'2
Bedroom + En-Suite	28' x 14'8
Bedroom + En-Suite	17'9 x 17'8
Bedroom + En-Suite	16'10 x 13'8
Second Floor Games Room	29' x 17'11
Bedroom + Dressing Room	18'8 x 16'5
Study	
Bathroom	
Garage	28'9 x 18'2
Garden	



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

Openshaw, Chelsfield Hill

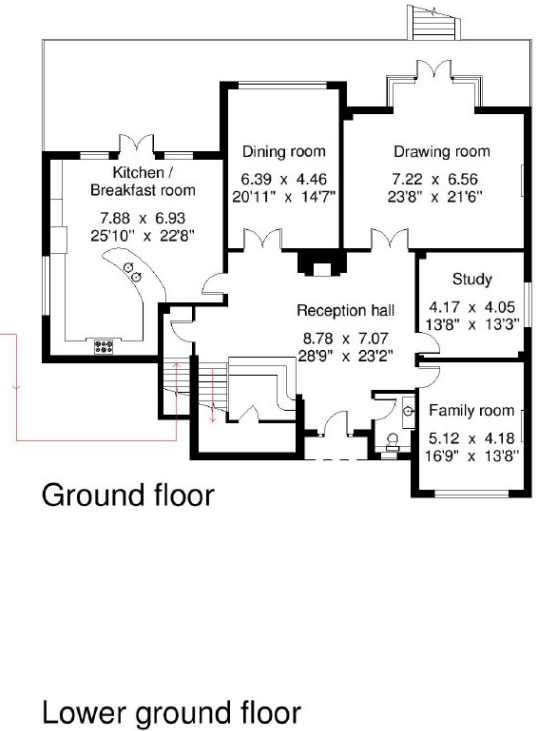
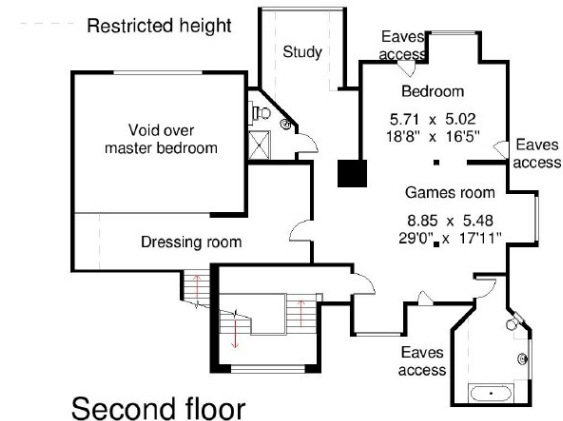
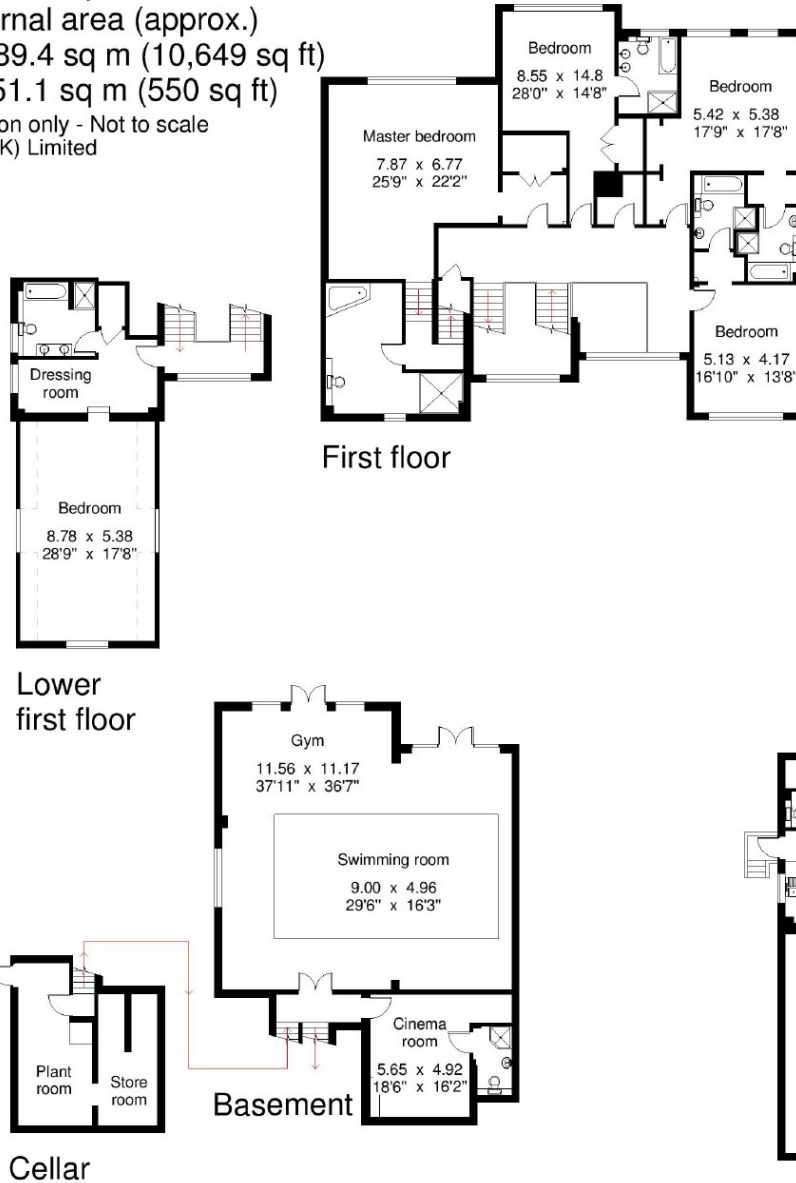
Gross internal area (approx.)

House - 989.4 sq m (10,649 sq ft)

Garage - 51.1 sq m (550 sq ft)

For identification only - Not to scale

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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.

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