



Pratts Bottom, Orpington BR6
£1,675,000

jdm
ESTATE AGENTS

Description:

Accessed via electrically operated gates, Alvingham is a stunning, contemporary, highly individual property of approximately 6000 sq ft of flexible, luxury living accommodation on a plot of 0.86 of an acre. Built within the perimeter of the highly desirable location of Chelsfield Park private estate, close to green belt countryside, yet conveniently positioned for Chelsfield Station to London and within two miles of the M25.

Upon entry to this stylish property, the space and light is immediately evident with the reception hall boasting 16'8 high ceilings and a feature staircase to a galleried landing. The main reception rooms have double doors from the hall and bi-folding doors with views to an unspoilt outlook over the rear garden. The open plan area encompasses a well fitted kitchen with granite work tops, plus dining/living area. The cinema room and gym are both on the ground floor. There is a study, two cloakrooms and a laundry room.

To the first floor are five double bedrooms benefit from en-suite bathrooms, two with dressing rooms and the remainder with fitted wardrobes. On the second floor the master suite includes a bedroom, open living area and en-suite bathroom.

To the front there is a block paved drive providing ample parking for several vehicles and the extensive rear garden has a patio and is mainly laid to lawn with an assortment of trees.

Offering modern technology: 'Sonos' music control system, media Matrix system with CCTV, bio-metric door system, heat recovery system, CAT 5 wiring throughout, comprehensive alarm system.

Directions: From Chapter One (A21) proceed along Farnborough Common A21 towards Green Street Green. At the third roundabout continue straight ahead into Sevenoaks Road and Alvingham is on the left hand side.

Tenure: Freehold

Council Tax Band: H

Local Authority: London Borough of Bromley



Room Dimensions:

Reception Hall	23'2 x 16'10
Drawing Room	23' x 20'7
Kitchen/Dining Room	22'6 x 22'1
Study	10'8 x 10'8
Cinema Room	17' x 12'8
Gym	16'4 x 8'
Two Cloakrooms	
Utility Room	
First Floor Galleried Landing	13'6 x 10'2 plus corridor
Bedroom One	20'6 x 12'1
Dressing Room and En-suite	
Bedroom Two	22'2 x 14'3
Dressing Room and En-suite	
Bedroom Three plus En-suite	16'4 max x 10'2
Bedroom Four plus En-suite	20'10 max x 9'8
Bedroom Five plus En-suite	16'6 max 12'7
2nd Floor	
Master Bedroom Suite	32' to front of wardrobes x 12'
Living Room area	22'3 x 12'8
En-suite Bathroom	12'6 x 10'
Outside	
Garage	16'7 x 8'7
Plot size 0.86 of an acre	



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	82	85
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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



GROUND FLOOR
APPROX. FLOOR
AREA 2277 SQ.FT.
(211.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 2286 SQ.FT.
(212.4 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 1589 SQ.FT.
(147.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 6153 SQ.FT. (571.6 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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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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