



Farnborough Park BR6
£1,750,000

jdm
ESTATE AGENTS

Description:

Impressive, luxuriously appointed, five/six bedroom detached new home in prestigious Farnborough Park, ranked among the most exclusive private residential estates in the UK. This gated development is renowned for the quality of its substantial properties, the scenic nature of the surroundings and its ease of access to so many essential transport links including commuter rail services to the City and road links to the M25.

The accommodation features an inviting reception hall, spacious living room and an exceptional kitchen/dining/family room of outstanding proportions. There is a separate utility room and cloakroom. To the first floor, an arched window to the front lights the galleried landing which leads to four bedrooms and two Jack and Jill en-suites. The master bedroom suite occupies most of the second floor combining a spacious bedroom with separate dressing room and luxury en-suite. There is an integral garage with remote control door. Outside, the extensive paved terrace is accessed through bi-folding doors from the kitchen/dining room with the remainder of the secluded garden laid to lawn with well stocked perimeter borders. To the front, the landscaped garden has a carriage drive with parking for several cars.

Nearby Locksbottom has two supermarkets, local shops, pubs and restaurants, notably the award winning Chapter One. The larger centres of Bromley and Orpington are within easy reach by car or bus, providing excellent shopping facilities and mainline stations to London Victoria, Charing Cross and Cannon Street. M25, junction 4, gives easy access to Bluewater shopping, Ebbsfleet International for Eurostar and Gatwick and Heathrow airports. There is a wide choice of highly regarded state and independent schools in the area.

Directions: From our office in Crofton Road, Locksbottom proceed towards Orpington and past The Black Horse pub and the entrance to Farnborough Park is the next turning on the left. There is a security barrier in operation for which you will need instructions from jdm.

Tenure: Freehold

Council Tax Band:

Local Authority: London Borough of Bromley



Room Dimensions:

Reception Hall	
Cloakroom	
Living Room	17'6 x 14'6
Family Room	26'10 x 23'10
Kitchen/Dining Room	26'6 x 22'8
Utility Room	14'8 x 6'6
First Floor Galleried Landing	35' x 11'8 reducing to 9'9
Bedroom Two	18'7 x 16'9 (measured into
En-suite (shared between	14'2 x 8'10
Bedroom Three	15' x 14'6 (measured into wardrobe)
En-suite (shared between	11'6 x 9'6
Bedroom Five	14'7 x 14'6 (measured into
Bedroom Six/Study	12'8 x 9'10
Second Floor	
Master Bedroom Suite	17'8 x 17'7
Dressing Room	12'1 (reducing to 9'8) x 7'6
En-suite	12'1 x 9'9
Integral Garage	17'5 x 14'7 wide
Outside	
Secluded Rear Garden	58' deep x 57' wide
Front Garden	



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

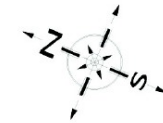
Bancroft, Wood Way, Farnborough Park, BR6 8LS

Approximate Gross Internal Area = 390.3 sq m / 4201 sq ft

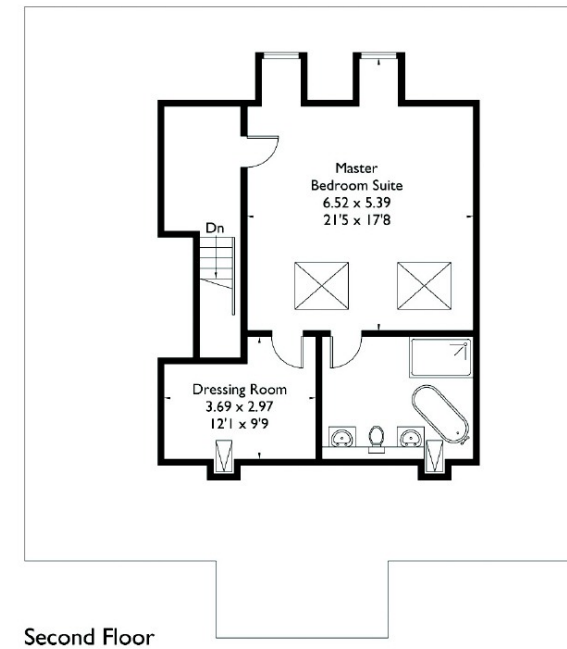
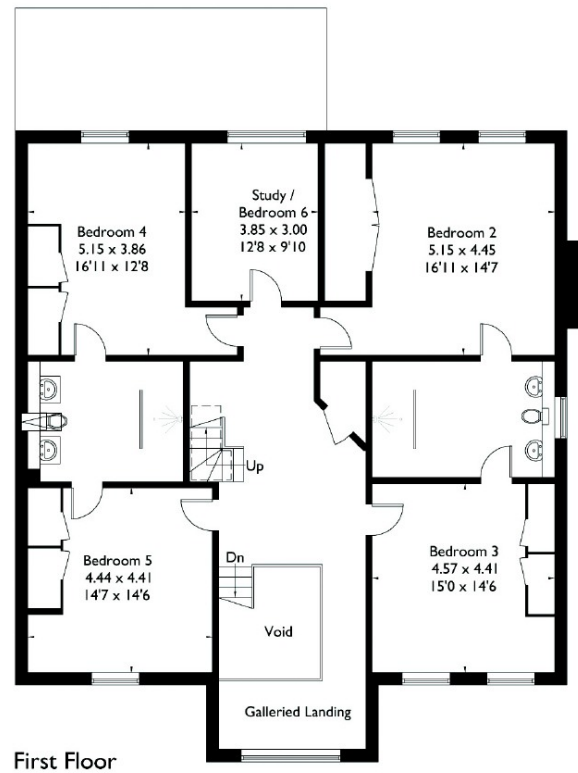
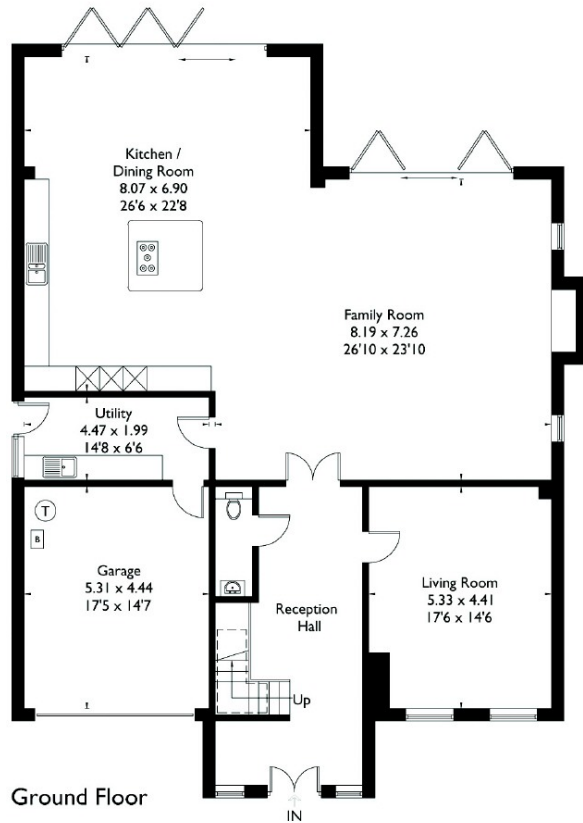
(Excluding Void)

Garage = 23.8 sq m / 256 sq ft

Total = 414.1 sq m / 4457 sq ft



= Reduced headroom below 1.5m / 5'0"



FLOORPLANZ © 2015 0845 6344080 Ref: 147223

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

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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