

CARLINGFORD

— DENBRIDGE ROAD —

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CARLINGFORD | DENBRIDGE ROAD | BICKLEY | KENT

A stunning new private residence on the sought after Bickley Park Estate approaching 7,000 sq. ft. with a south facing garden and many impressive features including a split level kitchen/family room, home cinema, air conditioning and au pair/teenage suite. Located about 7 minutes walk from Chislehurst station on one of the area's finest private roads.



Exceptional specification

External

- Automated wrought iron gates with pedestrian access and electronic entry system
- Brick construction with traditional style sash windows incorporating tilt mechanism for easy external cleaning
- Hard landscaping to front with ample car parking space
- External power, water and feature lighting
- Integral double garage with electrically operated doors and access from external side door and main house

Internal

- Botticino marble floors to entrance hall, kitchen and all bathrooms
- Sumptuous velvet carpet elsewhere
- Staircase finished in American walnut with beautiful curved walnut handrail and signature iron spindles
- Contemporary skirting with uniquely detailed shadow gap coving
- Walnut finish internal doors with inlay detail and polished chrome door furniture
- Large feature lantern light over central stairwell flooding light throughout
- High efficiency heat recovery system
- Generous storage provision with easy access to fully boarded loft

External

South facing garden with extensive patios from family room and kitchen



Kitchen/Breakfast Room & Family Room

- Stoneham 'Strata' bespoke designed kitchen in walnut with integrated breakfast table and quartz work surfaces
- Miele appliances including two 'Proclean Multifunction' ovens, steam oven, microwave, induction hob and dishwasher
- Two large capacity Liebherr fridge/freezers with ice making facilities and a Liebherr cooks fridge adjacent to cooking area
- Nespresso coffee machine & Quooker hot water tap system
- Caple 'two zone' wine storage unit
- Waste disposal unit
- Double doors from kitchen to large terrace area
- Large bi-fold doors from family room for open plan access to patio and garden

Laundry Room

- Served by a laundry chute from the first and second floors
- Miele washing machine and dryer plus Peko electrically heated drying unit
- Accessible directly from the separate au pair suite

Drawing Room

- Mezzanine level drawing room with feature limestone fireplace and balcony overlooking rear garden

Cinema & Leisure Room

- Fully equipped home cinema and leisure room with bar area, Caple wine fridge, colour changing LED lighting, fixed viewing cinema screen, Dolby 5.1 surround sound and 3D compatible projector

Study

- Fully fitted study finished in walnut with book shelves, cupboard and pedestal storage

Kitchen/Breakfast Room & Family Room

Stoneham 'Strata' bespoke designed kitchen in walnut with integrated breakfast table and quartz work surfaces



Bedrooms & En-Suites

- Six en-suite bedrooms including four with a bath and shower and five with fitted wardrobes
- Feature bath in master en-suite with television above
- High quality Duravit sanitary ware with Hansgrohe fittings
- Wet room style showers to all first floor bathrooms
- All with chrome heated towel rails

Au Pair/Teenage Suite

- Fully self-contained suite including fitted wardrobe, en-suite bathroom and pre-plumbed for kitchenette
- Separate access via second staircase makes it suitable for au pair or care helper accommodation, or as a teenage suite or office

Central Heating & Air Conditioning

- Underfloor heating throughout with individual room thermostats plus central control panel
- Contemporary remote control hole in the wall gas fire in the family room with 55 inch Sony TV above
- Air conditioning to master bedroom, family room and cinema room

Technology, Security & Peace of Mind

- Lutron mood lighting system throughout (including one days free consultancy for personalised lighting schemes)
- Pre-programmed automated vacation lighting sequences for security
- Media Room for central location of all media sources (e.g. Sky, Apple TV, Sonos, etc*)
- Ceiling speakers to principal rooms
- Wired for wifi and Cat6 networking
- Security system installed including four external CCTV cameras linked to recording device
- The property has been independently surveyed throughout the course of construction and benefits from a Build Zone 10 year insurance backed warranty with a 2 year defects guarantee

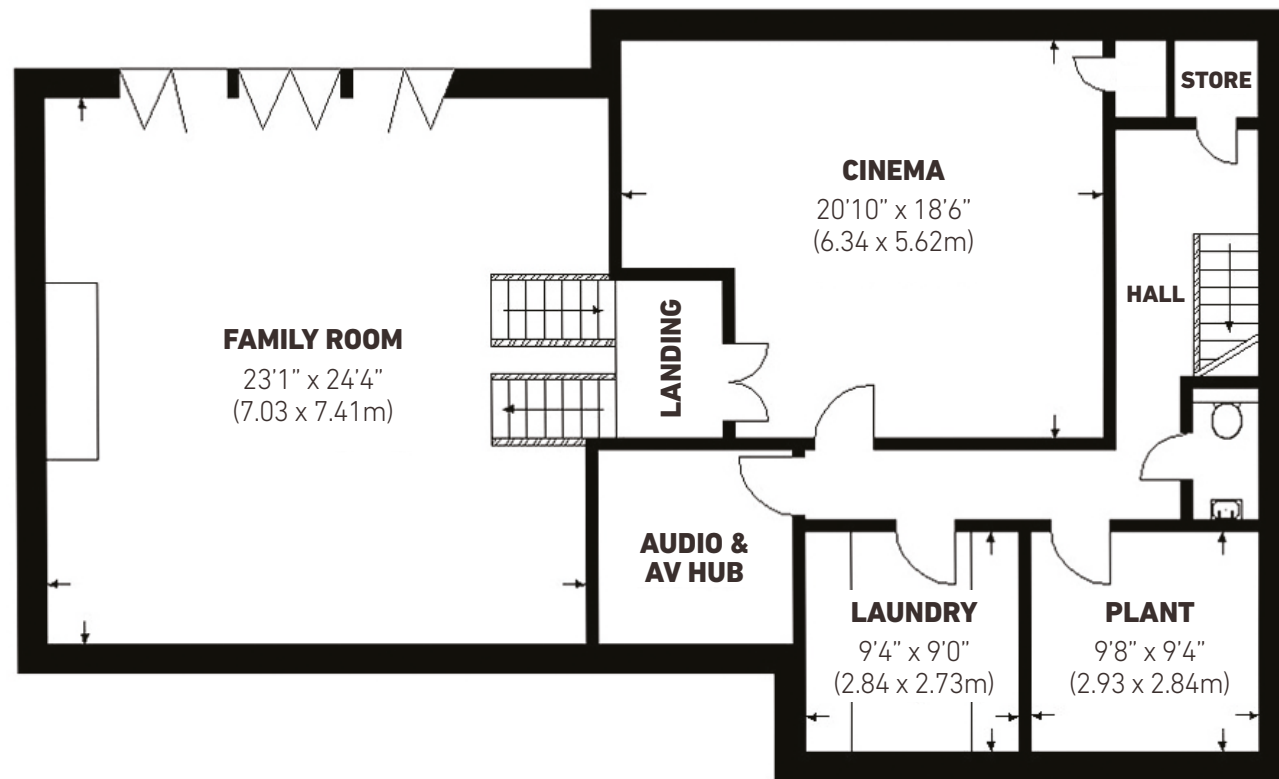
*Hardware not included

Bedrooms & En-Suites

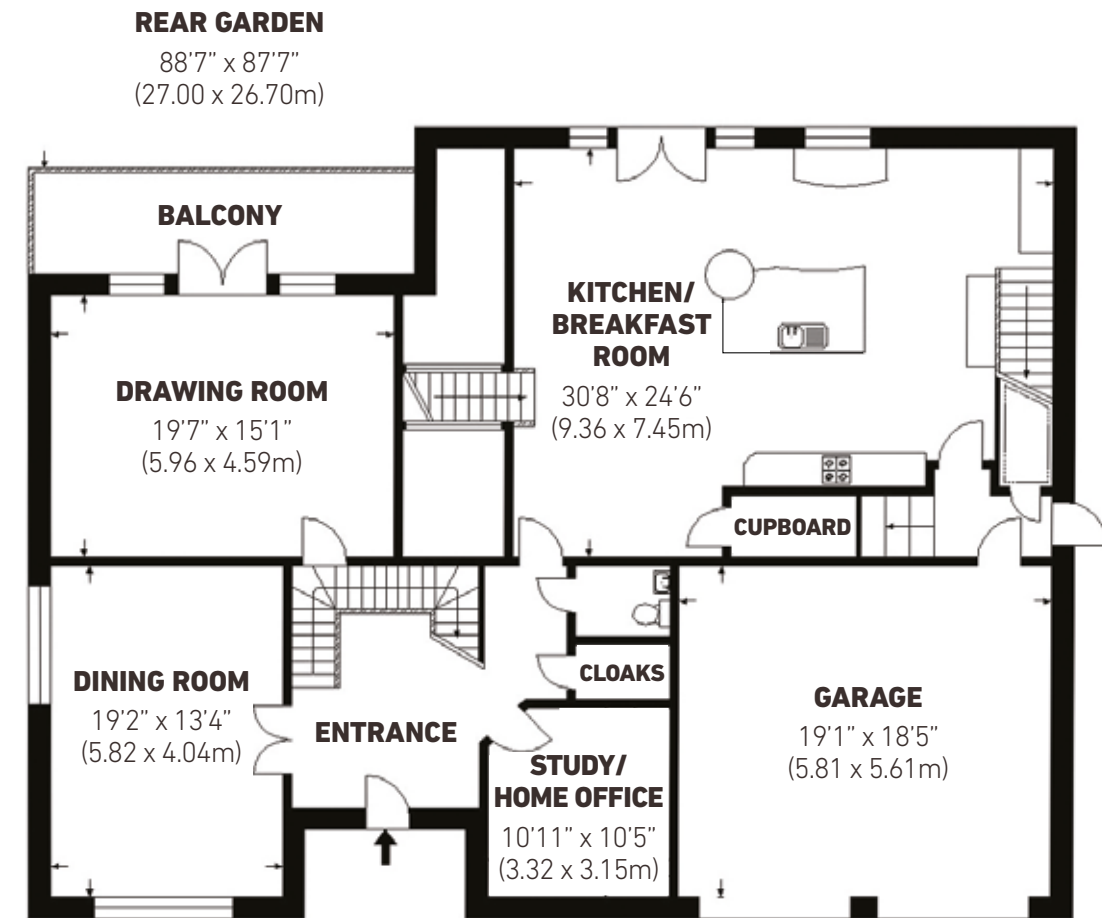
Six en-suite bedrooms including four with a bath and shower and five with fitted wardrobes

Floor Plans

LOWER GROUND FLOOR

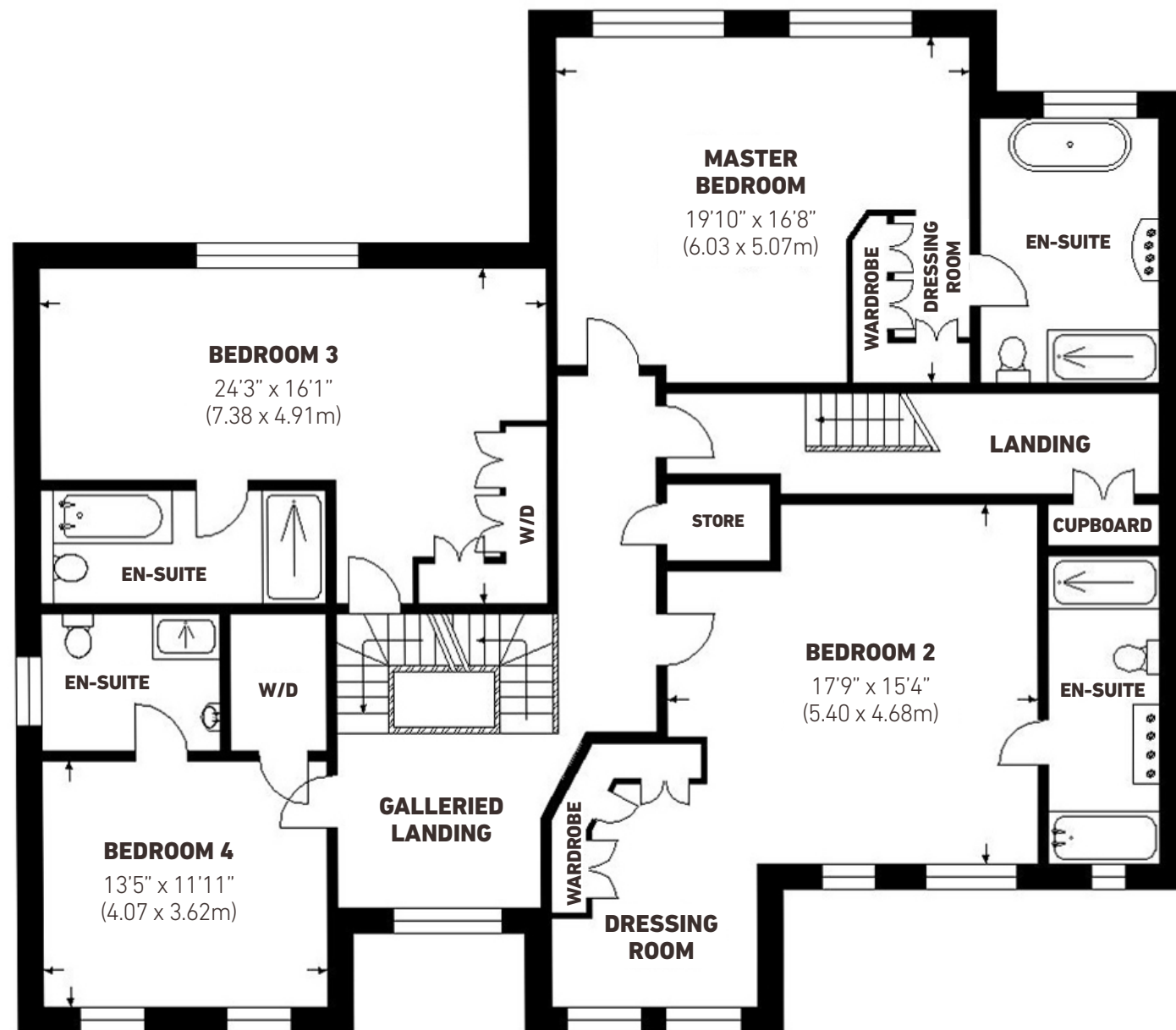


GROUND FLOOR

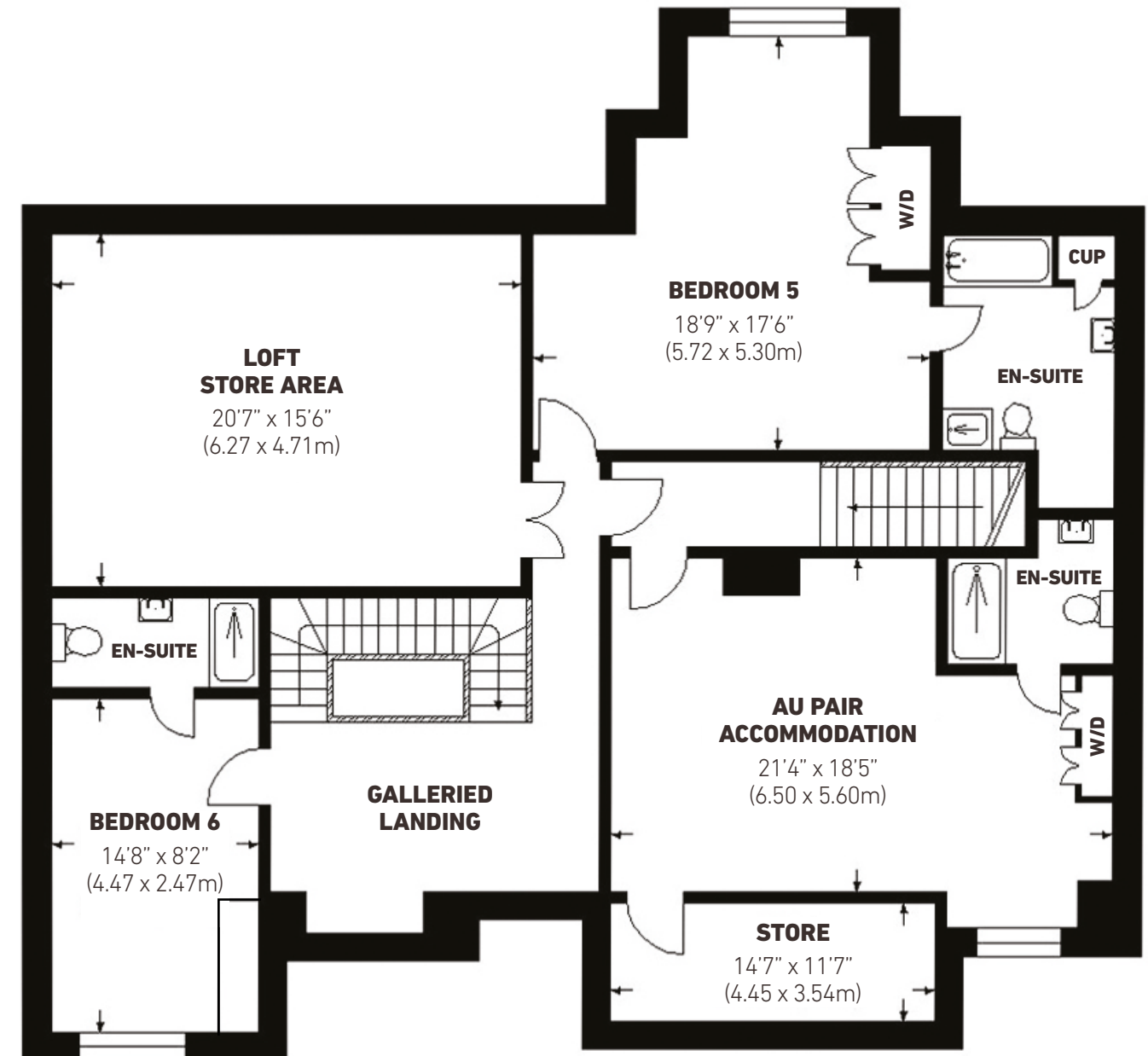


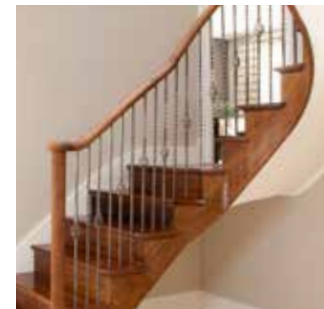
Floor Plans

FIRST FLOOR



SECOND FLOOR





Cinema & Leisure Room

Fully equipped home cinema and leisure room with bar area, Caple wine fridge, colour changing LED lighting, fixed viewing cinema screen, Dolby 5.1 surround sound and 3D compatible projector

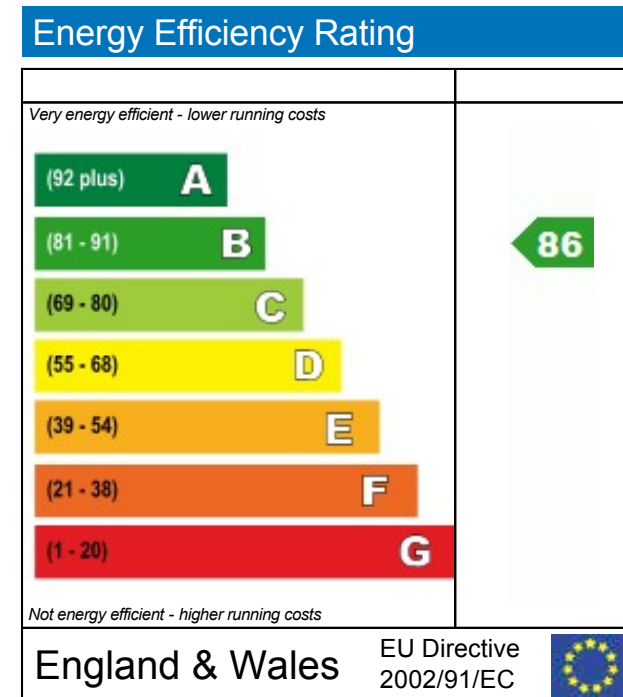
Predicted Energy Assessment

6 Carlingford
Denbridge Road
Bickley
Bromley
BR1 2AG

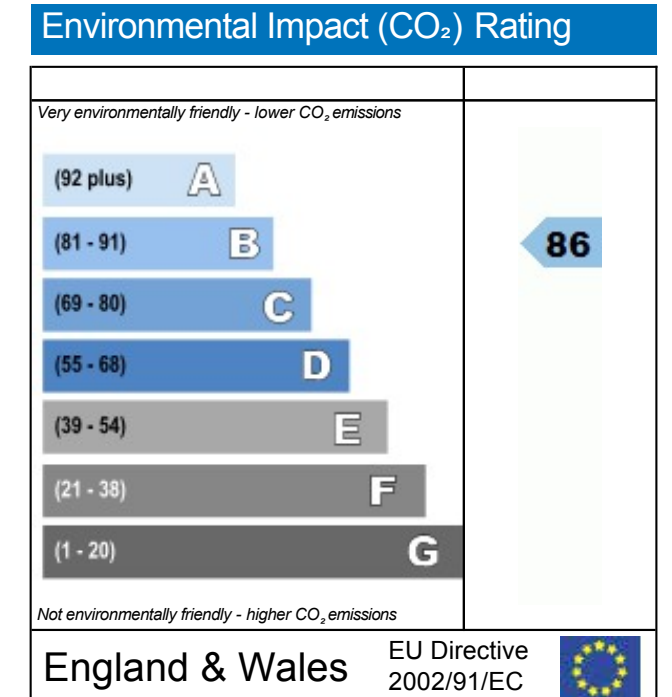
Dwelling type: Detached house
Date of assessment: 17-Dec-2014
Produced by: Mr Damian Selim
Total floor area: 700 m²

This is a Predicted Energy Assessment for a property which is not yet complete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, an Energy Performance Certificate is required providing information about the energy performance of the completed property.

Energy performance has been assessed using the SAP 2009 methodology and is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.



Locality

Located within about a 7 minute walk of Chislehurst station for direct services to London Bridge from 19 minutes, London Charing Cross from 28 mins, London Cannon Street from 27 mins or to Lewisham for the DLR from 14 minutes and close to Chislehurst village with its vibrant High Street, elegant Royal Parade and unrivalled open spaces. Chislehurst is unique amongst London suburbs not least because of the relationship between the village and its Commons. While Chislehurst Commons are not as extensive as some others, they are more integrated with the village, and it is the integration of buildings and Commons in the heart of Chislehurst that gives it a special character which exists nowhere else in Greater London. **

Several excellent state and independent schools are close by including Farringtons, St. Nicholas', Bullers Wood, Eltham College, Bickley Park, Babington House, and Bromley High School for Girls.

Locally there is a small range of shops at Camden Grove including a mini market and Post Office, chemist, hair salon, restaurants and bar.

** With thanks to the Chislehurst Society, www.chislehurst-society.org.uk



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DISCLAIMER: Whilst 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 and 3D images only give an overall impression of how the property might look once completed. Unless specifically stated, not everything featured in the photographs is included in the sale but may be available during negotiations. Floor plans are not to scale and distances are approximate. All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only. We strongly recommend that all the information and in particular any information on which a purchase might be dependent is independently verified and independent enquires made both by yourselves on inspection or otherwise and by your independent Surveyor and Legal Advisor.