



## **8 The Meadows, Chelsfield Park, Orpington, Kent BR6 6HS**

**£2,500,000 OIRO - FREEHOLD**

A magnificent, architect designed detached house, built to exacting standards in 2013, providing massive 9583 sq ft accommodation, with a beautiful 120' x 80' south-west facing rear garden. It has a sweep-in cobbled driveway providing off-street parking, leading to an integral double garage.

The vast 7 bed/6 bath family accommodation comprises an impressive entrance hall, an incredibly large 31' x 19' kitchen/day room, fitted with 'Great British Kitchen' units and fully integrated 'Neff'/Miele' appliances incorporating a range cooker. It has a separate dining room, 29' x 18' main reception room with a working 'Inglenook' style fireplace and double doors through to the large library. The basement floor comprises a large snooker room with a full size 'Steve Davis' snooker table and a long bar area, open-plan through to a large cinema room with cinema sound and picture quality. There is also a heated swimming pool, cloakroom, sauna, Jacuzzi and gymnasium.

On the first floor is found the master bedroom suite, including a wide balcony overlooking the rear garden, with an en-suite bathroom and dressing room. There are three further double bedrooms, bathroom and two shower rooms, all en-suite. The top floor comprises a large guest suite with en-suite bathroom, two further double bedrooms and a shared bathroom. There is plenty of under-eaves storage space.

The high specification build incorporates numerous state-of-the-art systems, to include hidden solar roof panels providing an income of £1,000 per annum and cheaper electricity, solar water heating, heat recovery system ducted to every room and a centralised vacuum system, underground water recycling tank plumbed to W.C's, washing machine and garden hose. Media screens are wired to the basement floor, kitchen, reception room and master bedroom. It has CCTV to all external elevations and also the pool room.

The large, mature rear garden measures 120' in length x 80' in width, and has the much favoured south-westerly aspect, mainly laid to lawn with shrub borders, a waterfall feature and rockery, large paved patio area and brick & tiled garden shed.

It is located on the sought after Chelsfield Park, just a short distance from the A21 Sevenoaks Road which provides speedy access to Jct 4 of the M25. Chelsfield mainline railway station is only 1/3<sup>rd</sup> of a mile away and provides a direct service into London Charing Cross and Sevenoaks.

THE ACCOMMODATION COMPRISES : Entrance Hall \* Two Cloakrooms \* Utility Room \* Kitchen/Dayroom \* Dining Room \* Reception Room \* Library \* Snooker Room With Bar Area & Wine Cellar \* Cinema \* Gym \* Swimming Pool \* Jacuzzi \* Sauna \* Master Bedroom Suite \* Six Further Double Bedrooms \* Five Further Bathrooms \* Under-Eaves Storage Space \* Cobbled Sweep-in Driveway \* Double Garage \* Landscaped South-West Facing Rear Garden.

### **The accommodation comprises**

#### **GROUND FLOOR**

Covered Entrance Porch with lighting, letterbox and cobbled setts.

**Entrance Hall** Approached via double solid oak doors with small inset window panes, an impressive area with high ceiling with recessed downlights, porcelain tiled flooring, beautiful solid oak winding staircase and balustrade leading both upstairs and downstairs. Cloaks cupboard.

**Cloakroom** Comprising white W.C and wash hand basin, porcelain tiled floor, window to front.

**Utility Room** Directly off the kitchen, with space and plumbing for washing machine and tumble dryer.

**Kitchen/Dayroom** A massive area that has been beautifully fitted with 'Great British Kitchen' units incorporating a combination of granite and marble work-surfacing, 'Falcon' range cooker, 'Neff' microwave oven, 'Neff' warming drawer, 'Neff' Tepan, steam oven, 'Neff' dishwasher, American 'Fisher Paykel' fridge/freezer, 'Neff' wine-cooler. An array of recessed ceiling downlights, windows and folding doors onto the balcony overlooking the rear garden, large space for a breakfast table. Double doors through to ..

**Dining Room** Overlooking the rear garden with double doors onto the balcony, feature wall and ceiling lights and double doors opening through to ..

**Reception Room** A wonderfully large room with a central feature working 'Inglenook' fireplace, wall lights, doors onto the rear garden. Double doors through to ..

**Library** Featuring a wide bay window with leaded lights overlooking the driveway.

## BASEMENT FLOOR

A winding marble staircase leads down from the entrance hall to a lower landing/hall area, presently used as a computer area. Doors lead to the sauna, cloakroom, gymnasium, swimming pool and snooker room.

### Snooker Room

An incredibly large area featuring a 'Steve Davis' full size snooker table, large bar area with wine cellar beyond, doors opening directly onto an outside seating area, with a feature rockery and waterfall, and flagstone steps leading up to the main garden. At the far end of the room, is an open plan cinema room with cinema picture quality and sound.

### Sauna

Fully clad in pine with lighting and heating controls.

### Cloakroom

With W.C, wash hand basin and corner shower cubicle.

### Gymnasium

A good sized area with all the equipment available by negotiation. Archway headed glazed partition through to the pool room.

### Swimming Pool

Attractively tiled with plenty of lounging areas, heated swimming pool and steps leading up to a Jacuzzi room. Alongside is the plant room for the pool heating.

## FIRST FLOOR

An impressive winding oak staircase with heavy glass chandelier leads up to the first floor landing, with excellent natural light provided by tall windows to the front, recessed ceiling spotlights.

### Master

**Bedroom Suite** Approached by double doors from the landing. Overlooking the rear garden with double opening doors onto a wide balcony. Archway through to dressing room and door into ..

### En-Suite Bathroom

Comprising a five piece white suite of bath in surround with television, wash hand basin on vanity unit, bidet and W.C, large shower cubicle.

### Dressing Room

With wall to wall built in wardrobes and window overlooking the rear garden.

### Bedroom 6

With a projecting bay window to the front and door into ..

### En-Suite Bathroom

Comprising a four piece white suite of round ended bath, W.C, wash hand basin, shower cubicle, linen cupboard.

### Bedroom 4

With window overlooking the rear garden, door to ..

### En-Suite

**Shower Room** Comprising a white suite of shower cubicle, W.C. and wash hand basin.

### Bedroom 3

With window to the front, door into ..

### En-Suite

**Shower Room** With large walk-in shower cubicle, W.C. and wash hand basin.

## SECOND FLOOR

With a long galleried landing and excellent natural light from the full height windows to the front. A doorway provides access into large under-eaves storage space, also the plant room.

**Bedroom 2** A very large room with triple dormer windows overlooking the rear garden, door to..

**En-Suite  
Bathroom**

Comprising a white suite of round ended bath with waterproof TV at end, wash hand basin on vanity unit, W.C, large walk-in shower cubicle, skylight.

**Bedroom 5** With window to the front.

**Family**

**Shower Room** Comprising walk-in shower, W.C. and wash hand basin. Shared with bedroom 7.

**Bedroom 7** With window overlooking the rear garden.

## EXTERIOR

**Rear  
Garden**

Beautifully landscaped and mainly laid to lawn, with mature shrub borders and a large rockery area with feature waterfall running down from the main garden to the basement area. It has the much favoured south-westerly aspect and accordingly receives sun until late in the day. It has a brick and tiled garden shed at the far end, outside lighting and water tap. There is easy access.

**PRICE:** £2,500,000 OIRO - Freehold  
**VIEWING:** Strictly by appointment through  
**COMBER & COMPANY - 020 8318 9666**

We have prepared these particulars in good faith to give a broad description of the property. Please note that we have not tested any of the services or appliances but have relied upon our own brief inspection and information supplied to us by the vendor. The buyer is therefore advised to obtain verification from their solicitor or surveyor.







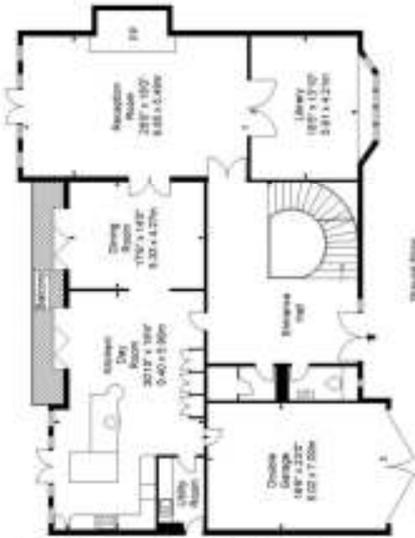








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