

home farm estate

CHISLEHURST | KENT



Superb private estate offering a six bedroom luxury residence with private garden, swimming pool and tennis court, seven further dwellings and a barn, set in beautiful park like landscaped gardens and grounds with views across the surrounding farm and woodland, extending in all to about 20.5 acres.

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KEMNAL ROAD | CHISLEHURST | KENT | BR7 6LY

*Canary Wharf 10 miles; London City airport 12 miles; Central London (West End) 16 miles
(All mileages are approximate).*

GREENACRES

Entrance hall, drawing room, sitting room, dining room/music room, open plan kitchen/breakfast room/orangery, butler's kitchen, 3 cloakrooms, gym

Master bedroom with dressing area and en suite bathroom, 5 further bedrooms (all en suite), mezzanine study, utility room, cloakroom

Pool house with office, kitchen and cloakroom, pool plant room, outdoor cloakroom, detached store room

Swimming pool, tennis court, terrace, private garden, integrated triple bay garage, parking

EPC rating C

POLO MEWS

1 Polo Mews: Kitchen/sitting/dining room, cloakroom, 2 en suite bedrooms. EPC rating D

2 Polo Mews: Kitchen/sitting/dining room, cloakroom, 2 en suite bedrooms. EPC rating D

3 Polo Mews: Kitchen/living room, cloakroom, 1 en suite bedroom. EPC rating D

4 Polo Mews: Kitchen/sitting/dining room, cloakroom, 2 bedrooms (1 en suite), family bathroom. EPC rating D

All with allocated parking

THE BOTHY

Bothy Cottage: Sitting/dining room, kitchen/breakfast room, family room, 2 en suite bedrooms. EPC rating D

Bothy House: Sitting/dining room, kitchen, 3 bedrooms (1 en suite), family bathroom. EPC rating D

Bothy Flat: Kitchen/sitting room, 2 bedrooms (1 en suite), shower room. EPC rating E

Gardens, allocated parking and garaging

GROUPS & OUTBUILDINGS

Barn/machinery store, landscaped gardens & grounds, pond, paddocks & woodland

In all, about 20.5 acres

www.homefarm-chislehurst.co.uk



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Your attention is drawn to the Important Notice on the last page of the text.



DESCRIPTION

Originally a working farm, Home Farm was acquired by the current owners in 1994 and has since been significantly developed to create a private country estate offering the ideal balance between city and country life, situated in beautifully landscaped park-like grounds, surrounded by peaceful farm and woodland yet conveniently situated within

10 miles of Canary Wharf. Home Farm has a superb luxury residence, Greenacres, as its centrepiece, with its own private swimming pool, tennis court, gym and gardens; there are seven further dwellings and a barn with potential for conversion (subject to planning permission) situated within the 20.5 acre grounds.



GREENACRES

Classically inspired and elegantly proportioned, with an impressive approach via a sweeping drive through the landscaped grounds, Greenacres is the centrepiece of the Home Farm Estate. The property was built in 1995 to an exceptional standard, and has since been further extended and improved. Every room has been carefully considered and planned to create a beautiful home which provides a superb setting for entertaining on a

grand scale, yet is also ideally suited to family life.

Features of note include beautiful tiled flooring to the reception hall and dining room, elaborately carved coving and architraves, and marble bathrooms. Large windows, double height ceilings and roof lights to the reception hall all combine to ensure that natural light spills throughout the house, creating a spacious feel.



GROUND FLOOR

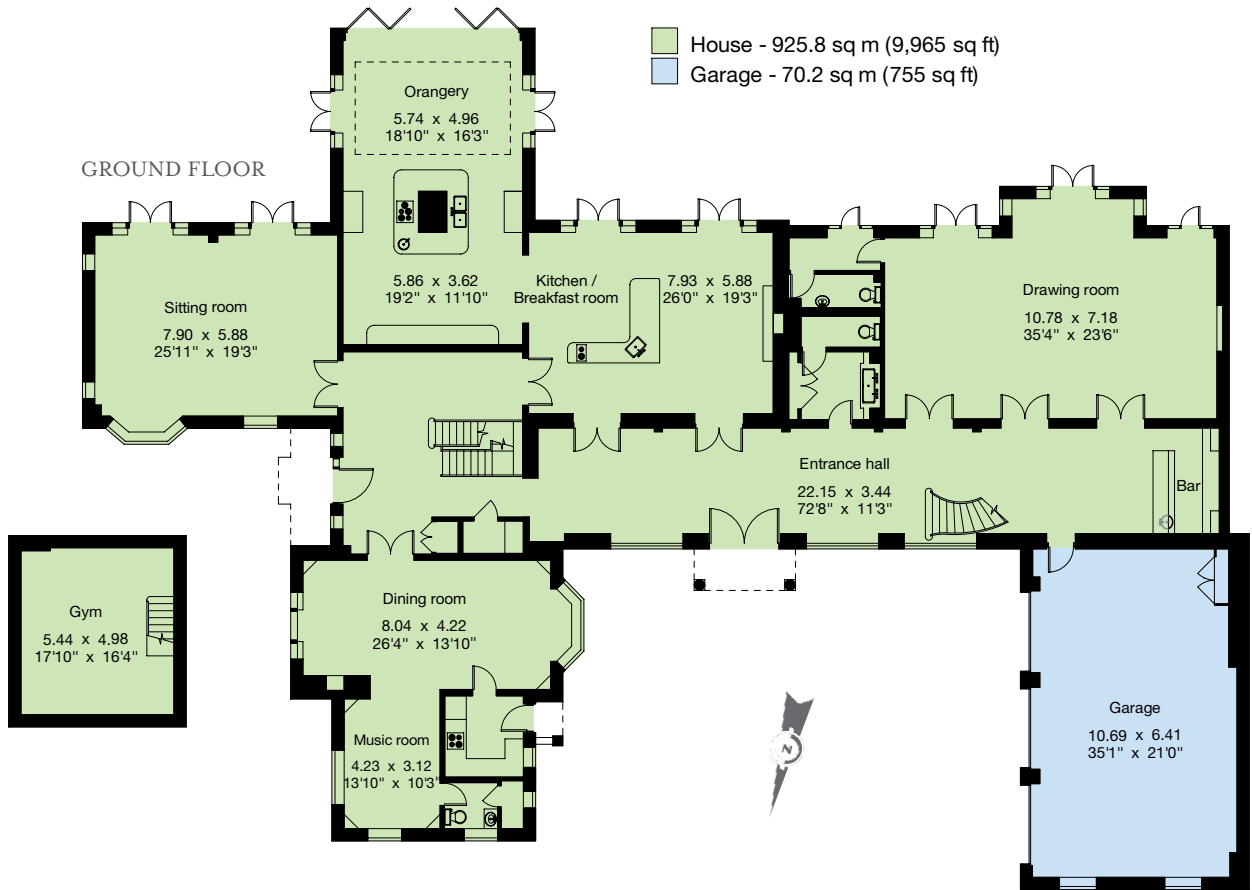
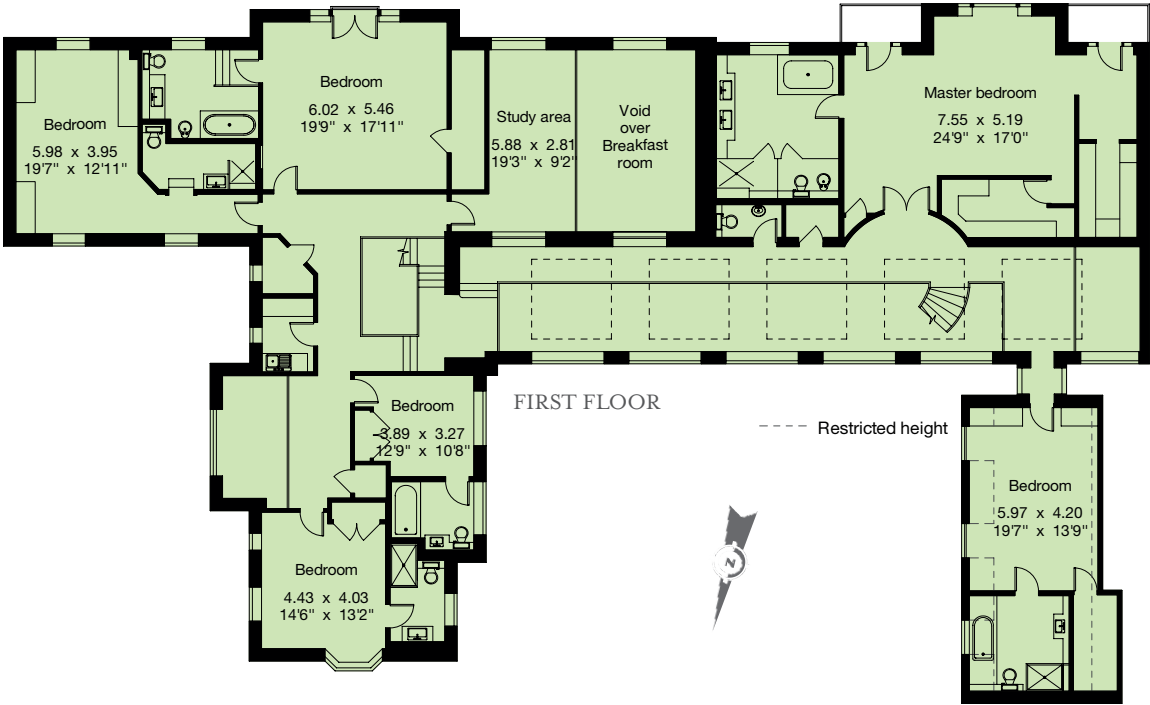
A large pair of solid wood front doors open to the grand reception hall, which is double height with two sweeping staircases leading up to the first floor galleries, and has a bar situated at one end, with three sets of double doors opening to the drawing room, creating an excellent space for entertaining. The open plan kitchen/breakfast room is a wonderful space suited for more informal family life; the kitchen is extremely well-equipped and open to the vaulted family area and to the orangery, which has bi-fold doors to the terrace.

The dining room and its adjoining music room provide a sophisticated setting for formal events, served by a cleverly positioned butler's kitchen; there is a comfortable sitting room, and stairs leading down to the gym.



FIRST FLOOR

From the gallery landing, curved double doors open to the master bedroom suite with large dressing area, two walk in wardrobes and a spacious en suite bathroom fitted with book matched marble tiles throughout. There are five further en suite bedrooms, a mezzanine study, a utility room and a cloakroom also situated on the first floor.



GARDENS & GROUNDS

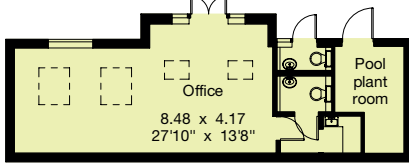
The private gardens are a particular feature of Greenacres, being created from the original late Victorian walled kitchen garden of the Foxbury Manor Estate. The front lawn is set with a graceful stone pavilion, past which the driveway leads to a block paving parking area ahead of the house and the triple bay garage bloc. Secure double gates lead to a side courtyard garden and an arch leads through to the Bothy Cottage and on to Polo Mews.

The landscaped rear garden is mainly laid to lawn, with beds planted with exotic shrubs, and a breeze house. Close to the house is a spacious south facing terrace which spans the rear elevation, perfect for entertaining al fresco with ample space for tables and chairs and easy access from most principle reception rooms. The pool house and office are situated next to the swimming pool, which is enclosed by wrought iron fencing. There is a further brick and timber storage room which could be converted to a games room subject to the necessary consents; from here the brick drive extends to secure double gates which open to a track joining with a secondary driveway, providing convenient access to the rear garden.

A path leads around the side of the garden, to the steps up to the tennis pavilion and the all weather tennis court.



OFFICE/POOL HOUSE



Office / Pool House - 47.3 sq m (509 sq ft)
Store - 15.5 sq m (166 sq ft)



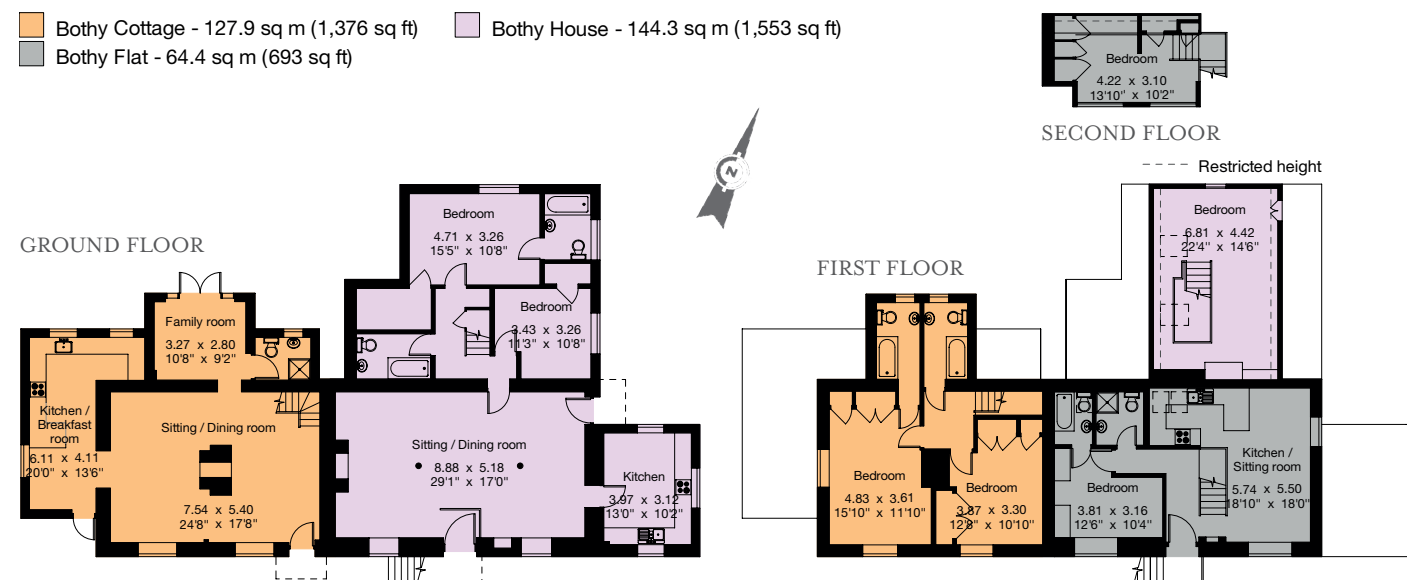


1 – 4 POLO MEWS & THE BOTHY

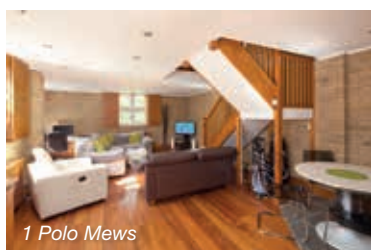
Lying to west of Greenacres and approached via a spur from the main drive are seven dwellings which were converted from existing buildings to create a residential hamlet within the boundary of Home Farm. These seven properties are all currently let on Assured Shorthold Tenancy basis, providing a consistent rental income (schedule available on request).

Originally the polo stables, 1 - 4 Polo Mews comprises four semi-detached mews houses arranged around a courtyard. There are three two bedroom houses and a one bedroom house, all with allocated parking spaces.

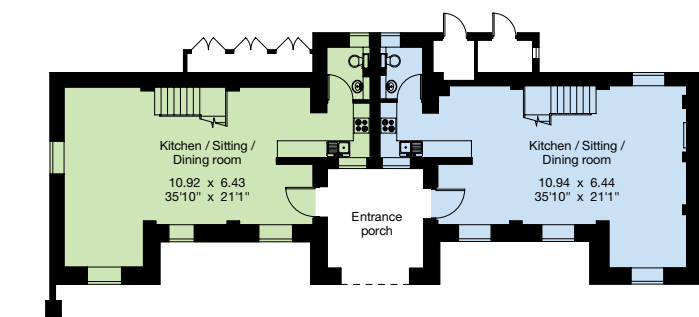
Bothy Cottage - 127.9 sq m (1,376 sq ft) Bothy House - 144.3 sq m (1,553 sq ft)
Bothy Flat - 64.4 sq m (693 sq ft)



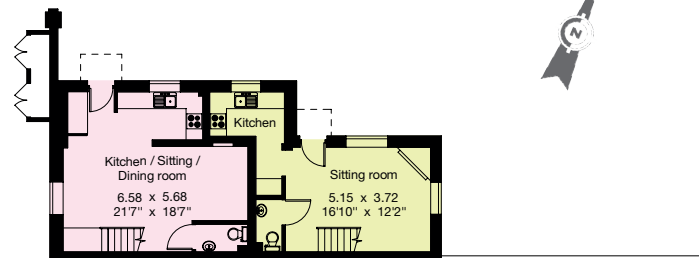
The Bothy is believed to date from 1870 and originally provided staff accommodation for Foxbury Estate. The Bothy has been converted into three outstanding dwellings: three bedroom Bothy House, two bedroom Bothy Cottage and two bedroom Bothy Flat. All have parking, gardens and garaging (under construction). The floorplans give an excellent overview of the layout of these properties.



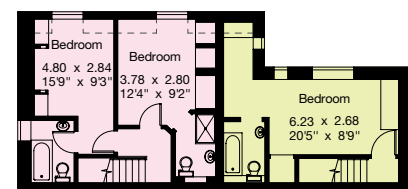
1 Polo Mews - 112.3 sq m (1208 sq ft) 2 Polo Mews - 114.4 sq m (1231 sq ft)
3 Polo Mews - 53.0 sq m (570 sq ft) 4 Polo Mews - 72.3 sq m (778 sq ft)



GROUND FLOOR



FIRST FLOOR



Bothy House



Bothy Cottage



GROUND S & OUTBUILDINGS

Greenacres, Polo Mews and The Bothy are situated in lovely park like landscaped grounds; to the north is the large barn and machinery store which has power and water connected, and could be suitable for conversion to residential use, subject to obtaining the necessary consents and permissions.

The paddocks stretch away to the east, giving Home Farm's properties an idyllic rural outlook. In all, about 20.5 acres

AGENT'S NOTE

Cherry Tree Cottage, situated to the east of Greenacres, is not part of Home Farm and is not included in this sale. Cherry Tree Cottage is subject to an option agreement with exclusive rights to purchase for the current owner which will be assigned to any purchaser of Home Farm.

Cherry Tree Cottage has right of way over the drive from Kemnal Road.

Home Farm has right of way over the track running north to south at the western edge of the estate boundary. Please refer to the site plan.

There is a footpath crossing the eastern paddock, from north west to southeast.



SITUATION

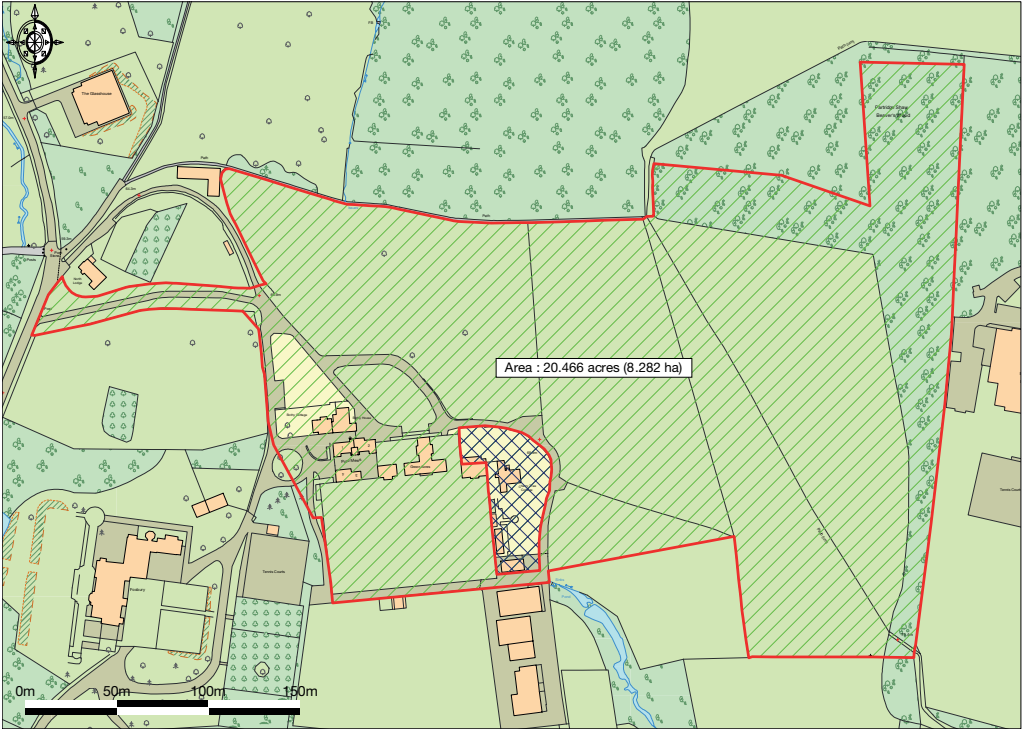
Home Farm is situated in a wonderful location at the end of a private road in Chislehurst, offering a peaceful oasis within the M25, just 10 miles from Canary Wharf and 16 miles from central London. Chislehurst is a picturesque village enjoying a range of shops, restaurants, pubs and bars including the popular Due Amici. The surrounding Kent countryside, swathes of National Trust land and public parks, and a wealth of golf courses provide a beautifully green backdrop.

Comprehensive shopping: The Glades, Bromley 3.8 miles; Bluewater, Greenhithe 13 miles; Central London (West End) 16 miles

Communications: Main line rail services are at Chislehurst (1.6 miles) to London Bridge (19 minutes), Waterloo East, Charing Cross and Cannon Street and Bickley (2.3 miles) to London Victoria (23 minutes), Blackfriars, City Thameslink and Ashford International.

The A20 is within easy reach and connects to central London, the M25 and the national motorway network. Biggin Hill private airport: 7 miles; City airport: 12 miles; Gatwick airport: 27 miles.

Schools: There is a good range of independent and state schools in the area, including Chislehurst C of E primary school, Bullers Wood, Beaver Wood, Chislehurst School for Girls and Coopers Technology College, Farringtons, Babington House, Bromley High School, Bickley Park and Eltham College.



DIRECTIONS

From the A20, take the A222 towards Chislehurst. Turn right into Ashfield Lane, and then right into Kemnal Road. Continue forward and at the sign for Home Farm Estate turn right into the driveway which leads to the gates to Home Farm.

SERVICES

Gas central heating. Mains water, electricity and drainage.

OUTGOINGS

London Borough of Bromley, 020 8464 3333.

Council Tax: Greenacres tax band H; Bothy Cottage & Bothy Flat tax band D; 1-4 Polo Mews & Bothy House tax band E.

TENURE

Freehold

ENERGY PERFORMANCE

A copy of the full Energy Performance Certificates are available on request.

VIEWING

Strictly by appointment with Savills on 020 7016 3780 or JDM Estate Agency on 020 8325 8000.

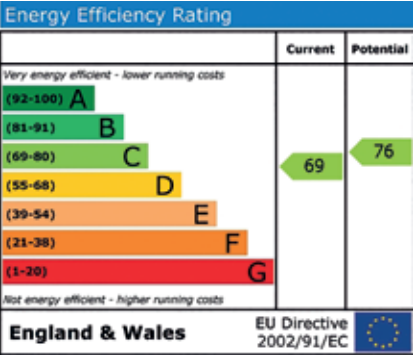
If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property.

AERIAL VIDEO

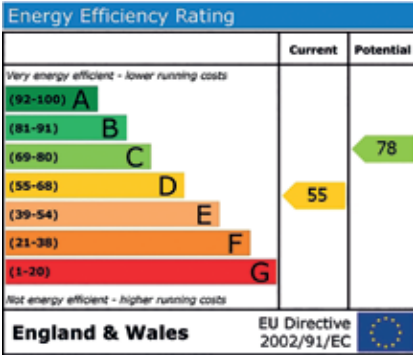
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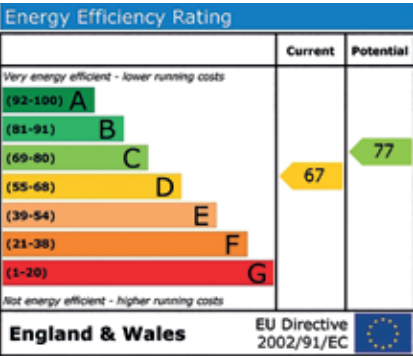
GREENACRES



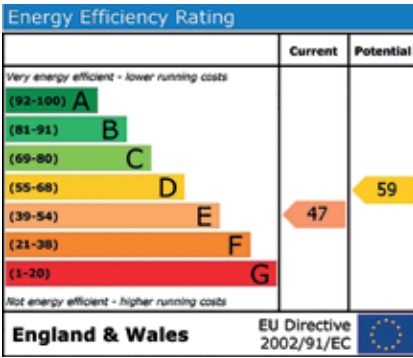
BOTHY COTTAGE



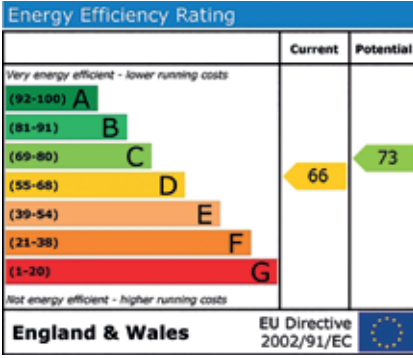
BOTHY HOUSE



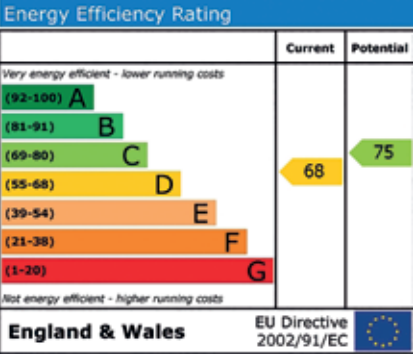
BOTHY FLAT



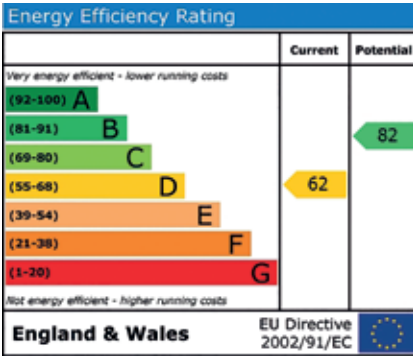
1 POLO MEWS



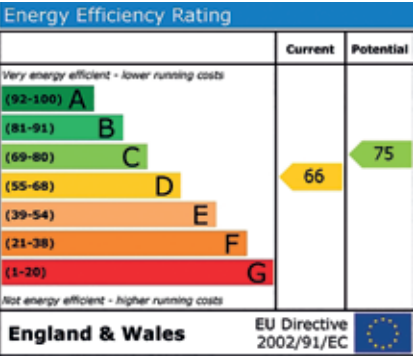
2 POLO MEWS



3 POLO MEWS



4 POLO MEWS



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