



STABLE HOUSE



WILDERNESS ROAD BR7 5EY

**LANGFORD
RUSSELL**
— **UNIQUE** —



Completed in 2008 and built to the highest of specifications, Stable House is a truly superb home offering a wealth of accommodation arranged over approximately 11,000sqft.

Located on one of the Bromley boroughs finest private roads this outstanding property exudes attention to detail both internally and externally.

Set behind high box hedging for added privacy, you approach Stable House through electronically controlled wrought iron gates that lead to a blocked paved driveway allowing generous parking and access to the double integral garage. You are immediately aware of the beautifully landscaped gardens that surround the property and the architectural expertise that has created such a wonderful home.

Once inside, the layout and flow of the accommodation is an implicit feature of its overall appeal. There is a large welcoming reception hall with dramatic glass and oak staircase leading to the upper and lower levels. The stunning open plan kitchen/dining room measures over 800 sqft and has been comprehensively fitted by renowned kitchen maker Stoneham and features numerous integrated and built-in appliances by Miele. The 32' x 23' drawing room is

accessed from both the kitchen and entrance hall and both areas benefit from French doors to the raised terrace area that overlooks the stunning and professionally maintained gardens. There are two further reception rooms, a snooker room, utility and shower room, positioned in such a way as to provide the potential for a self-contained annex if required.

The first floor provides five substantial bedroom suites all with built-in wardrobes and stylish en-suite bathrooms. In addition, there is a study area with built-in furniture and a further laundry room. The second floor is spacious and versatile incorporating bedroom six also with en-suite facility.

The lower ground floor houses the fantastic swimming pool complex with 46' x 15' heated pool, gymnasium, steam room, two changing rooms with showers, Jacuzzi and bar area complete with integrated fridge, dishwasher and even a "dumb waiter" to the ground floor. Three sets of French doors allow access to the gardens and patio, making this a truly all year round facility.

- Six Bedroom Suites
- Four Reception Rooms
- Stoneham Kitchen/Dining Room
- Indoor Swimming Pool Complex
- Gymnasium
- Half Acre Landscaped Grounds
- Double Integral Garage
- Underfloor Heating
- CCTV
- Monitored Security & Fire Alarm System
- Systemline Integrated Audio System
- Cloakroom
- NHBC Build Warranty
- EER B



Entrance Hall



Kitchen Dining Room





Dining Area



Drawing Room



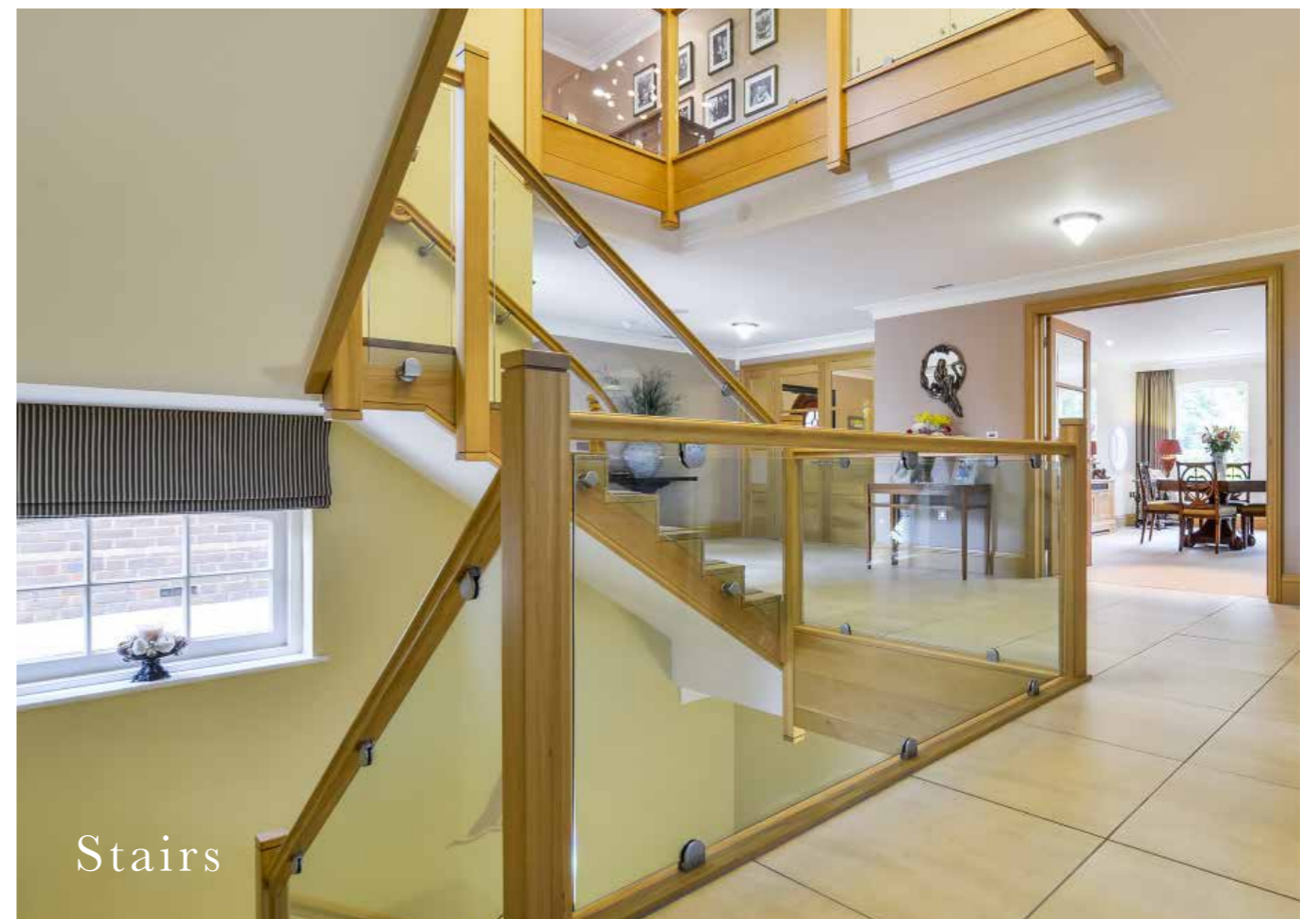
Snooker Room



Drawing Room



TV Room



Stairs



Bedroom Suite



Bedroom Suite



Landing



Annex/Bedroom



Stairs



Bedroom Suite



Steam Room



Indoor Swimming Pool Complex





GARDENS

To compliment such a beautiful home, the gardens would also need to be quite special and they certainly don't disappoint. Professionally landscaped and meticulously maintained, the grounds extend to just over half an acre. Arranged on predominantly two levels, they feature established flower and shrub banks, lawn, patios, various seating areas, and pathways to walk and enjoy the splendour. There is an automated irrigation system that draws water from a rainwater harvesting tank.

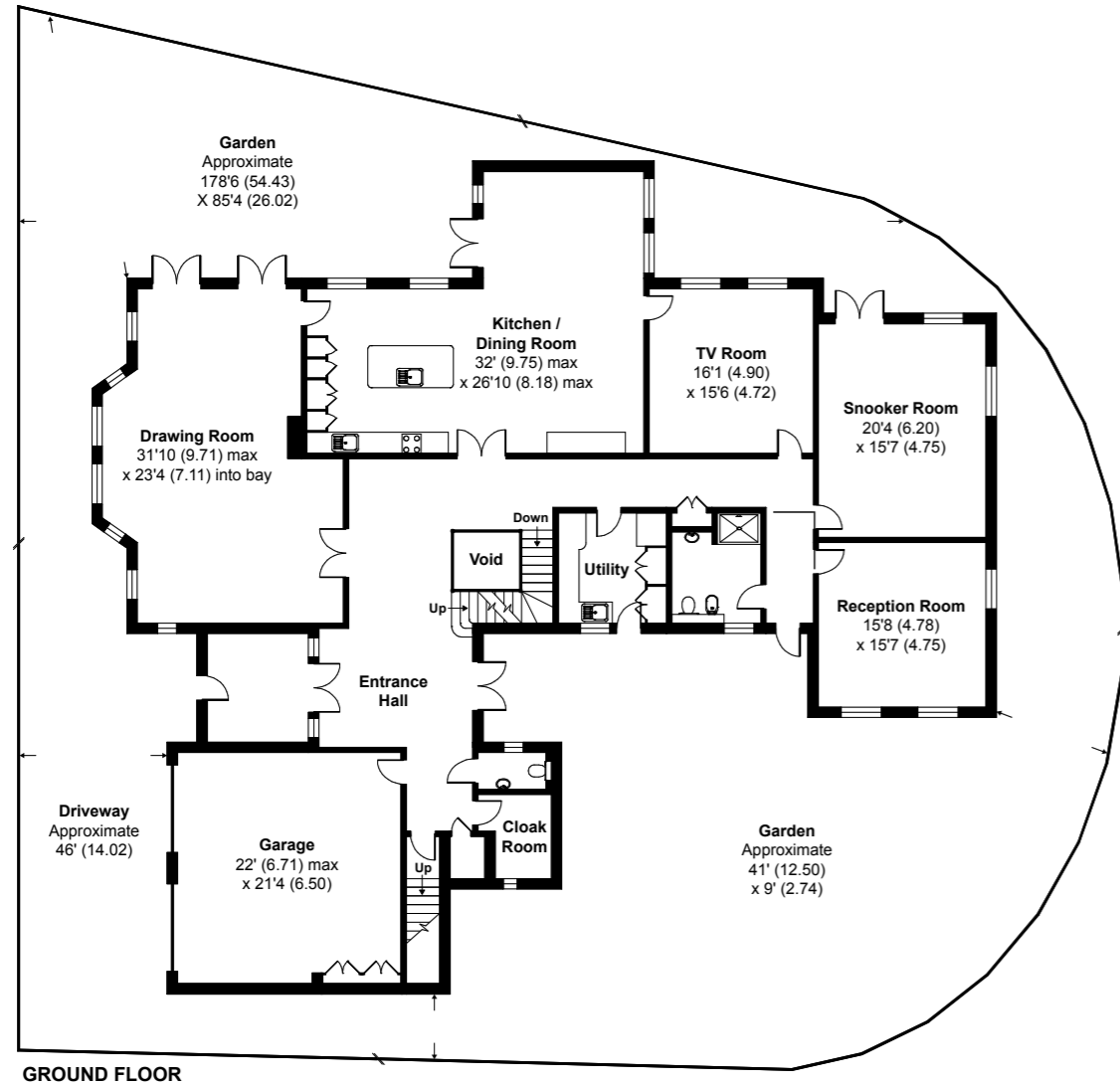
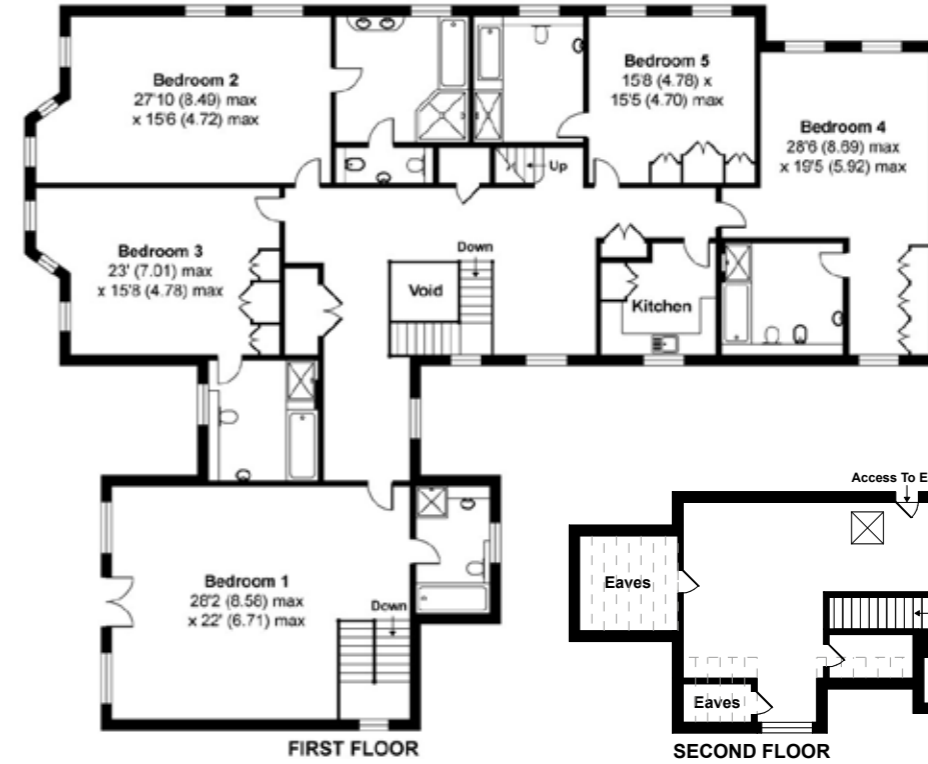
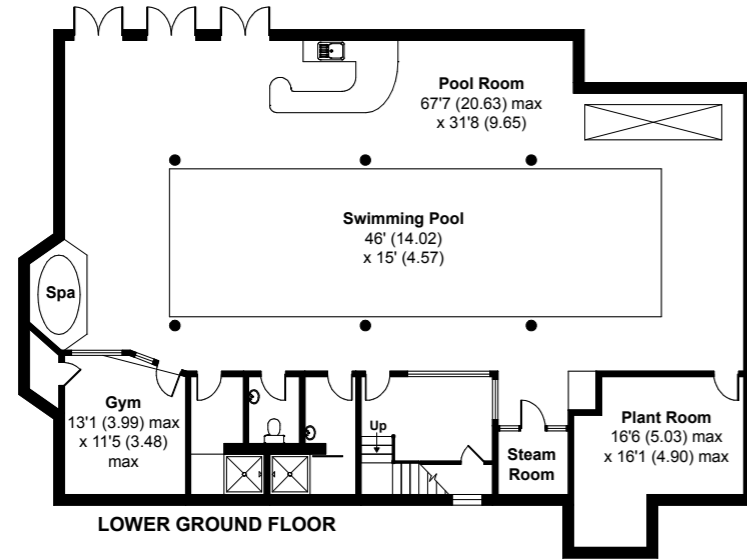




Patio

FLOOR PLANS

Approx. Gross Internal Floor Area 10901 sqft 1012.7 sq metres
(includes garage & excludes restricted head height & voids)



Lower Ground Floor

Pool Room	67'7" (20.63) max x 31'8" (9.65)
Gym	13'1" (3.99) max x 11'5" (3.48) max
Plant Room	16'6" (5.03) max x 16'1" (4.90) max

Ground Floor

Kitchen/Dining Room	32' (9.75) max x 26'10" (8.18) max
Reception Room	15'8" (4.78) x 15'7" (4.75)
TV Room	16'1" (4.90) x 15'6" (4.72)
Drawing Room	31'10" (9.71) max x 23'4" (7.11) into bay
Snooker Room	20'4" (6.20) x 15'7" (4.75)

First Floor

Bedroom 1	28'2" (8.58) max x 22' (6.71) max
Bedroom 2	27'10" (8.49) max x 15'6" (4.72) max
Bedroom 3	23' (7.01) max x 15'8" (4.78) max
Bedroom 4	28'6" (8.69) max x 19'5" (5.92) max
Bedroom 5	15'8" (4.78) x 15'5" (4.70) max

Second Floor

Bedroom 6	49' (14.93) max x 20'10" (6.35) max
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LOCATION

Transport & Schools

Wilderness Road is within walking distance to the high street and Chislehurst Ponds. There are numerous well-regarded restaurants, bistros and coffee houses, plus other local shops, including boutique style retailers, as well as essential stores such as Sainsbury's.

Chislehurst station is 0.8 miles away with fast services into London Bridge, Charing Cross and Cannon St. Bickley station is 1.6 miles away with fast services into Victoria and Blackfriars.

For car travel, the M20 with access to the coast, Ebbsfleet and Channel Tunnel and M25 junction 3 are within 6 miles.

Biggin Hill airport is also within 6 miles with Gatwick airport being approximately 45 minutes' drive.

There is a good selection of private, grammar and state schools in the area including, Babington House, Farringtons, Bickley Park, Bromley High, Bullers Wood, Braeside and Chislehurst and Sidcup Grammar.



Location Map & EPC



Stable House
Wildernes Road
Chislehurst
BR7 5EY

Energy Efficiency Rating			
Current	Potential		
Vary energy efficient - lower running costs			
<div style="display: flex; justify-content: space-between;"> <div style="width: 100px;"> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p> </div> <div style="width: 100px;"> <table border="1"> <tr> <td style="background-color: #c6e0b4;">82</td> <td style="background-color: #90a46b;">83</td> </tr> </table> </div> </div>		82	83
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L A N G F O R D
R U S S E L L
UNIQUE

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