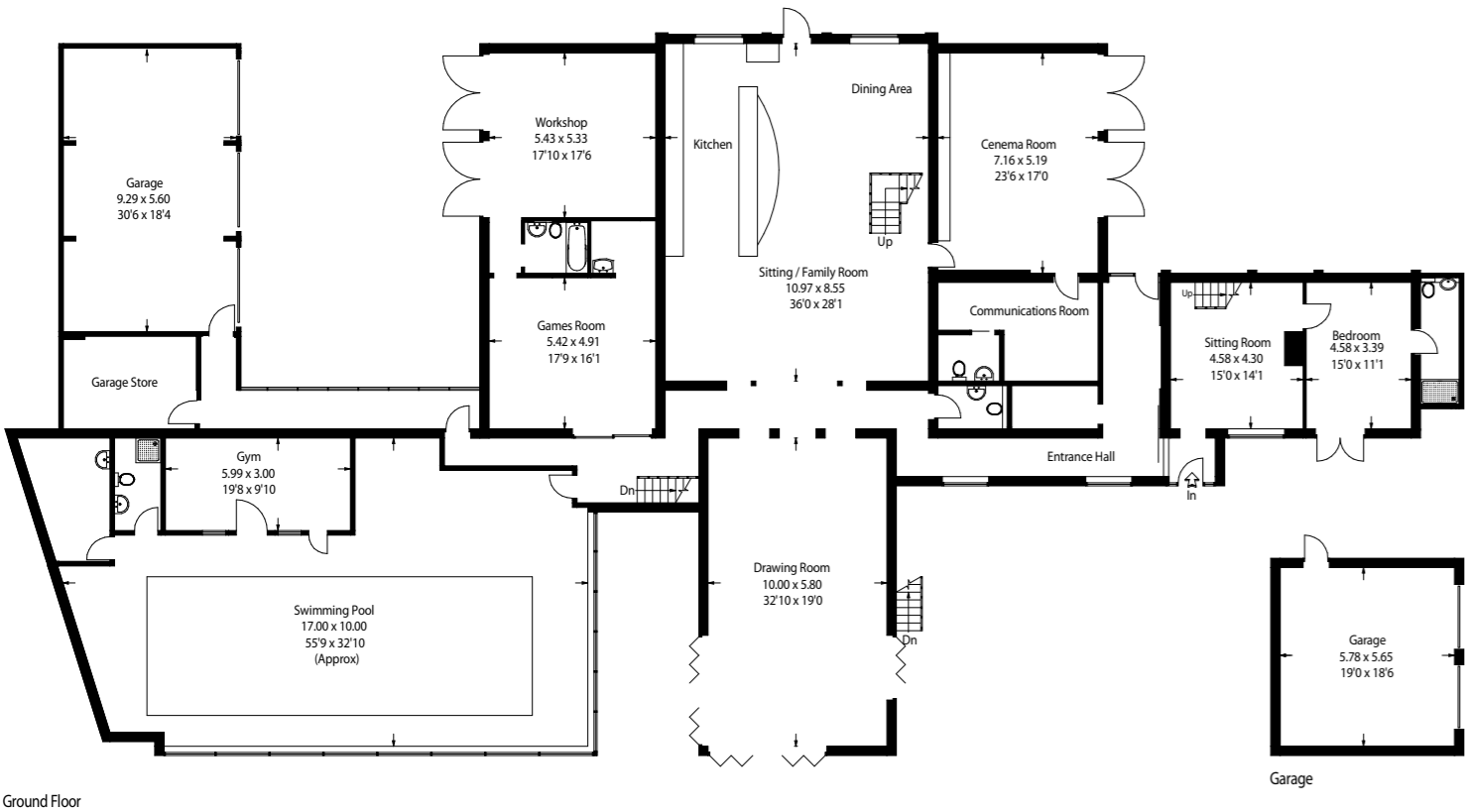
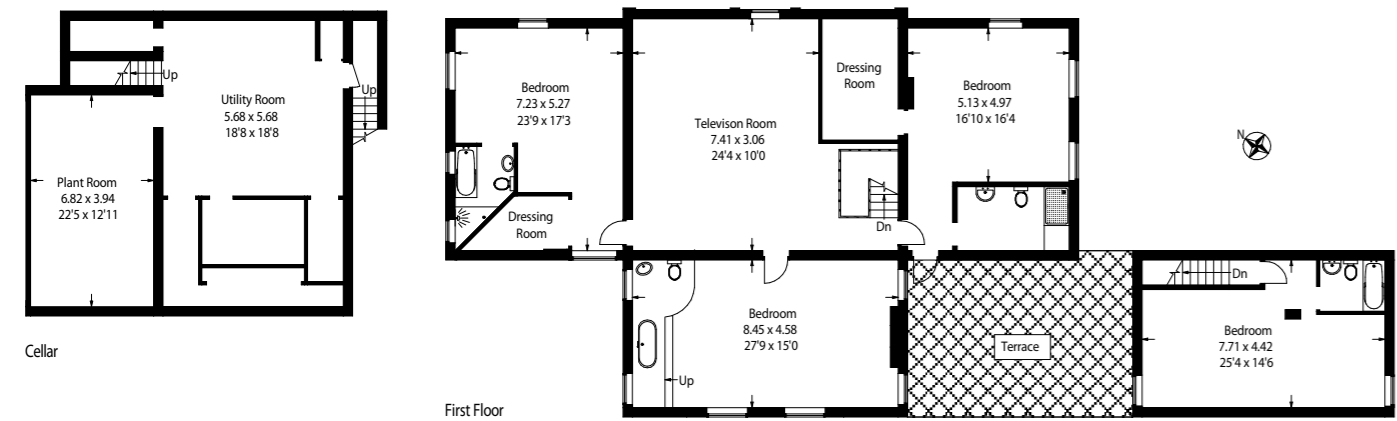


FLOOR PLAN

Foots Cray Place

Approximate Gross Internal Area :- 933.5 sq m / 10048 sq ft
Garage :- 33 sq m / 355 sq ft
Total :- 966.5 sq m / 10403 sq ft



ADDITIONAL INFORMATION

LOCATION

Foots Cray Place is situated in a secluded position surrounded by parkland known as Foots Cray Meadows, the largest open space in the Borough of Bexley consisting of rolling landscape, ancient woodland, the River Cray and wildflower margins.

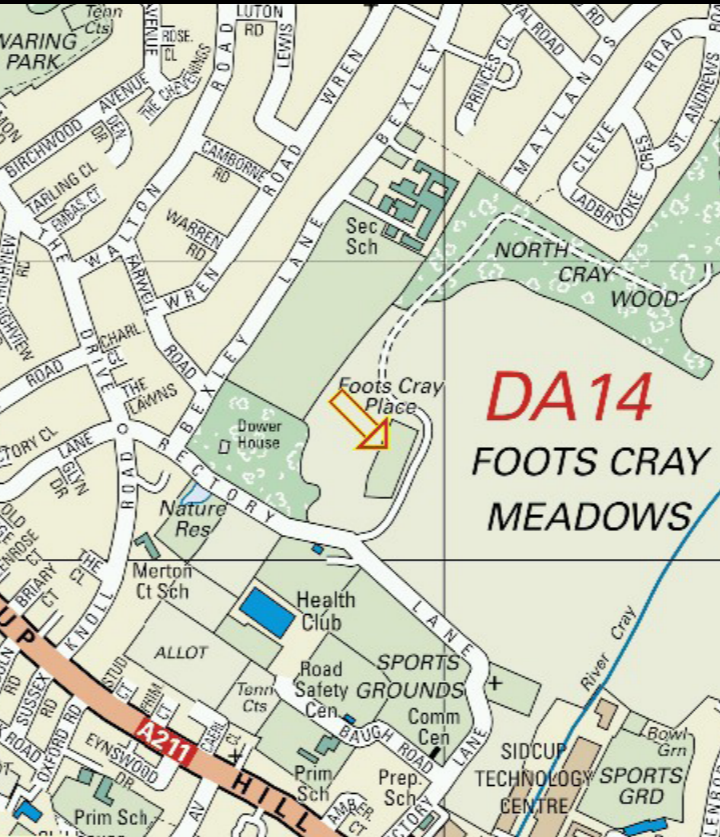
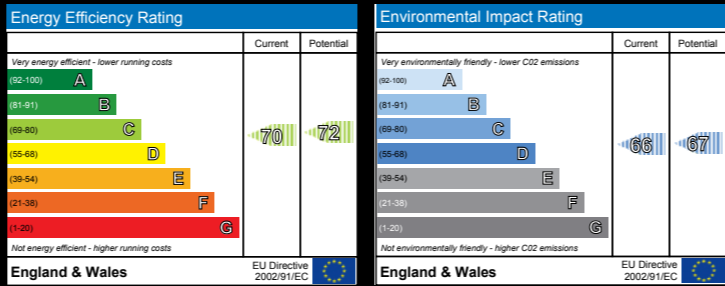
Chislehurst Village is approximately 3 miles away with Sidcup town centre and station being just over 1 mile.

SCHOOLS

There are a number of excellent schools in close proximity, including Chislehurst & Sidcup (Grammar School), Cleeve Park and Beaverwood.

TRANSPORT

Sidcup station provides regular train services into central London and CanaryWharf. Junction 3 of M25 is approximately 4 miles away.



Footscray Place, Bexley, Greater London, DA14 5BP
*Please note this is a private estate & therefore permission is required for access.

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FOOTS CRAY PLACE

DA14 5BP

UNIQUE

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These particulars are provided as a guide to what is being offered and are subject to contract and availability. Whilst showing the general specification and design of the properties we reserve the right and liberty at our discretion to amend or vary. All measurements are approximate and taken at the maximum points and should not be relied upon. We advise that any prospective purchasers employ their own independent experts to verify the statements herein. Maps and floor plans are for reference only and not necessarily to scale. All information and images provided are the property of Langford Russell and may not be used or replicated in part or full without prior permission from Langford Russell. Langford Russell is a subsidiary of The Acorn Group with branches throughout London and Kent.

An impressive home situated in a secluded position surrounded by Foots Cray Meadows



KITCHEN



LIVING ROOM



DINING ROOM



GARDEN



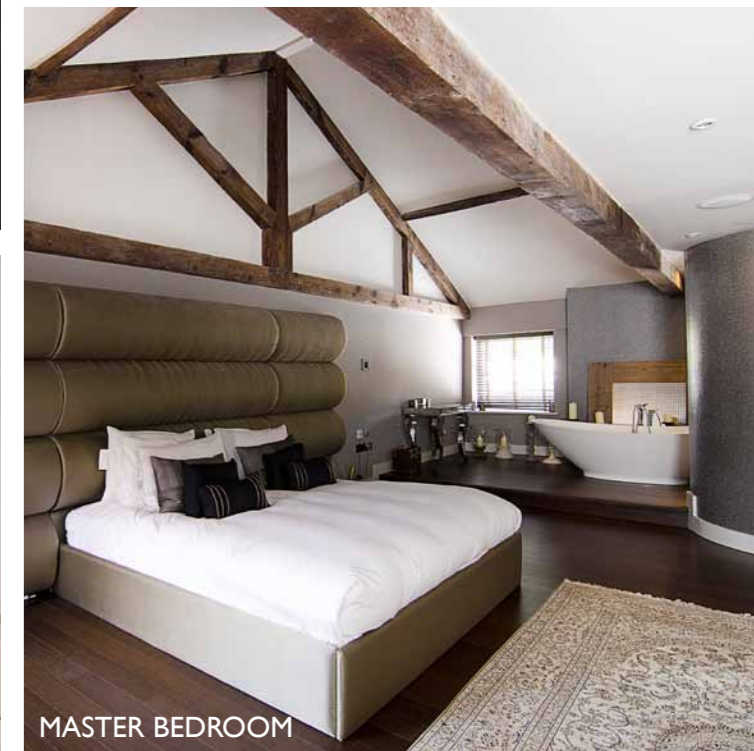
BEDROOM



ENSUITE



CINEMA ROOM



MASTER BEDROOM

FOOTS CRAY PLACE DA14 5BP

Built in 1756 and lovingly restored by the award winning developers, Morgan Restoration in 2007, Foots Cray Place has been transformed into a fabulous 21st Century family home with a contemporary and eclectic twist. The property benefits from an extremely high specification, designed to ensure environmentally friendly living in all capacities. These features include, 'whole house heat recovery' ventilation system, solar heating system to heat the swimming pool, hot water and some of the rooms; LED and low energy lighting and sun pipes are used to

light some internal rooms. There is also a comprehensive and sophisticated security system throughout the property accessible from the Internet at all times. Other appliances include wiring throughout to allow for 48 data points within the property, which can operate a number of appliances simultaneously.

The accommodation offers almost infinite flexibility with the brick tiled floored entrance hall leading to a dramatic reception hall with original timbered pillars that is open to the contemporary designed kitchen with high quality appliances, granite work-surfaces and an open plan dining area. A "secret" ornate timber door leads to the cinema room and the formal Drawing Room with polished

"a fabulous 21st Century family home with a contemporary and eclectic twist"

plaster walls and a sunken seating area which has a pair of quad-folding glazed doors allowing full enjoyment of the spectacular gardens and water fountains. Also on the ground floor is a games room, home office, heated swimming pool with gymnasium, shower and changing room plus a basement laundry room, plant room and wine cellar. There is covered access to a triple garage block with secure courtyard parking to the front.

A contemporary glazed staircase with glass surround leads from the main reception hall to a glazed first floor landing, which opens to an impressive living room with

exposed timber frames and oak flooring. There are three bedroom suites within this area all with wet/bath rooms. Additional bedroom accommodation can be found in the adjoining "Chauffeurs Cottage" which has independent access and garaging (available subject to conditions).

The dramatic walled gardens extend to approximately 2 acres and are flanked to one side by the delightful Foots Cray Meadows. They have been landscaped by award winning landscape architect, Chris Beardshaw to reflect the former glory and include a detached two bedroom cottage (available subject to conditions).



HEATED POOL