



Sunnydale, Farnborough Park, Orpington BR6 8LZ

Guide Price £2,000,000 to £2,250,000 Freehold



This impressive, six bedroom detached house occupies a double corner plot of southerly aspect, approximately 0.517 acres with 120' frontage, in exclusive, gated Farnborough Park. The vendors have lived in the property for 40 years during which time they have created a family home surrounded by delightful gardens with the added features of heated swimming pool and hard tennis court. The spacious accommodation flows easily and the reception areas lend themselves to family life and entertaining both inside and outside in the garden. The property is offered chain free.

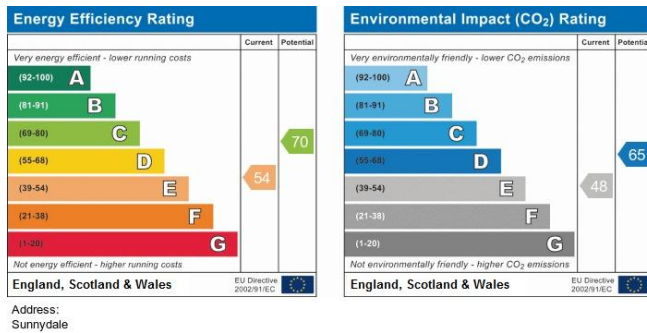
The entrance hall, with turned staircase, leads to the drawing room with feature fireplace ready for a log burning stove if required. Parquet flooring has been laid to the hall, drawing room and dining room. The highlight of the ground floor is the bright, elegant family room with its American limed oak panelling, limestone floor tiles and fitted bar area. From here there are doors to the garden. The kitchen/breakfast room is fitted with a selection of appliances by Miele and Gaggenau and there is an adjacent covered area leading to the double garage and garden. To the rear of the garage there is a utility/pool changing room with shower, outside cloakroom and also a conservatory.

To the first floor, the master bedroom with fitted wardrobes has a balcony from which to enjoy a full view of the magnificent garden. There is a generous, five piece, en-suite marble bathroom. There are three further double bedrooms with wardrobes and a fourth which could be a bedroom or study. The four piece family bathroom includes a separate shower.

A large office is located on the second floor but this could also be utilised as a bedroom. There is also additional storage space on this level.

Outside, to the front there is a sweeping, carriage drive through manicured garden with off road parking for many cars. Double garage and car port.



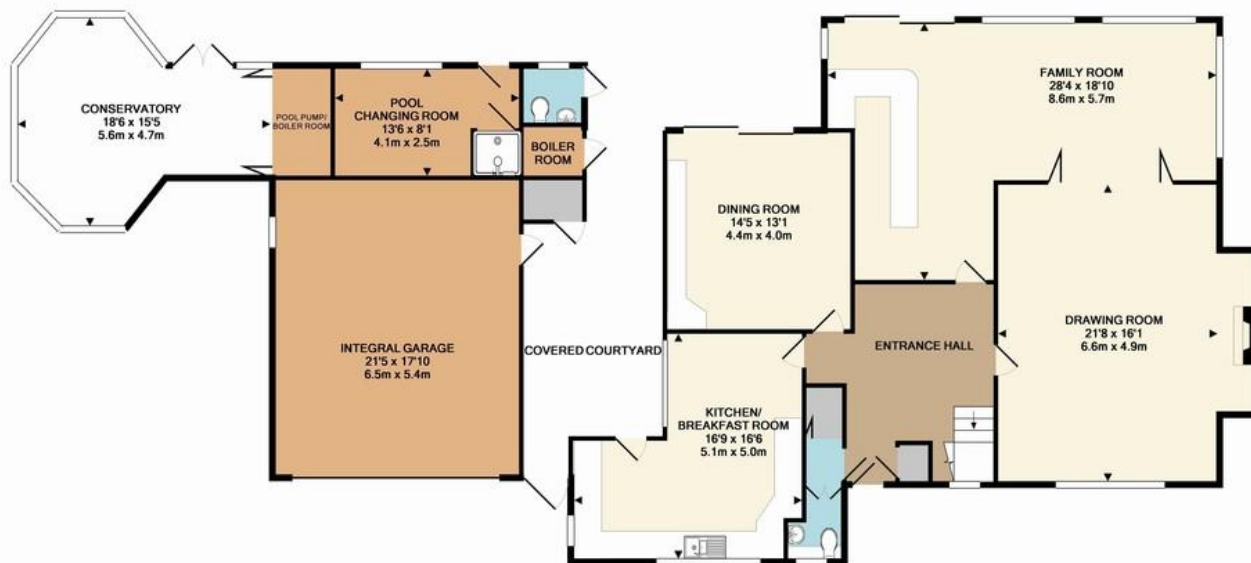


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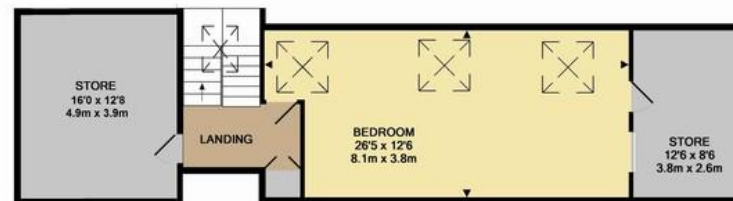




GROUND FLOOR
APPROX. FLOOR
AREA 2396 SQ.FT.
(222.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1295 SQ.FT.
(120.3 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 503 SQ.FT.
(46.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 4193 SQ.FT. (389.6 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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