



Chelsfield Hill, Chelsfield, BR6 7SL

£2,695,000 Freehold



This magnificent, modern family home offers over 10,000 square feet of luxury living space which is arranged over a number of levels. The accommodation flows beautifully with the ground floor centred around a stunning entrance hall with galleried landing, marble floors and central fireplace.

The five reception rooms include drawing room, family room, dining room and study and the exceptional breakfasting kitchen is fitted with maple units, breakfast bar and an array of fitted appliances. The kitchen and principal reception rooms also benefit from double doors leading onto a terrace. The leisure facilities include an indoor swimming pool with direct access to the rear garden from two sets of double doors. This basement level also has a cinema room, showering facilities, utility room, cloakroom and access to the triple garage. The lower and upper first floors showcase 6 bedroom suites and include an outstanding master bedroom with en-suite and a vaulted ceiling with mezzanine dressing area.

The second floor provides open planned living accommodation at its very best and is currently used as a bedroom/games room with a study. The en-suite shower room and en-suite bathroom complete the accommodation.

The property is set in approximately 0.7 of an acre and is approached via electric cast iron gates. To the front, the brick courtyard provides ample parking and has access to the triple garage and has landscaped borders featuring an attractive water feature. The rear of the house has a large elevated terrace area which is ideal for alfresco dining and is designed to enjoy the stunning views over open countryside. There is a further patio which leads on to the main lawn with well stocked borders and mature trees, the backdrop is completed as at the far end of the lawn backs on to woodland.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	75	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C	69	70
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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Openshaw, Chelsfield Hill

Gross internal area (approx.)

House - 989.4 sq m (10,649 sq ft)

Garage - 51.1 sq m (550 sq ft)

For identification only - Not to scale

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