



# Beechwood, Chislehurst Road

Chislehurst BR7 5LD



# Chislehurst Road, Chislehurst

Asking price £2,750,000

This six bedroom gated and detached home is set back from the road on an elevated plot within close proximity of Chislehurst Station and Bullers Wood School. Designed and built by renowned local builder Frederick Love in the late 1930's, but more recently having undergone a complete remodel and extension by the present owners. With elevations of mellowed brick and a wealth of oak joinery, this substantial family home of some 6400 sq ft provides exceptional accommodation and a rear garden in excess of 150 ft. We strongly advise your internal inspection.

## Ground Floor

Ornate porcelain tiling throughout the entrance hall, kitchen/diner and cloakroom. Raised ceilings with bespoke oak architrave and solid oak doors. Underfloor heating is featured throughout.

## Entrance Hall

Solid wood front door opens into the grand entrance hall. There is also a cloak cupboard.

## Cloakroom

Ground floor W.C and basin with storage cupboard.

## Kitchen/Diner

23'10 x 17'0 (7.26m x 5.18m)  
Stunning hand made bespoke 'shaker' style kitchen with range cooker, integrated appliances and corian worktops with moulded seating area and breakfast bar. French doors open onto the patio.

## Dining Room

18'2 x 14'0 (5.54m x 4.27m)  
Formal dining room with solid wood floors and feature mood lighting.

## Reception/Cinema Room

23'5 x 20'0 (7.14m x 6.10m)  
Sizeable cinema room with projector/screen and integrated sound system. French doors lead directly onto the patio.

## Reception Room

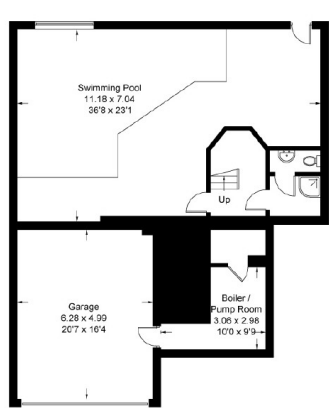
23'5 x 16'6 (7.14m x 5.03m)  
Feature fireplace, french doors lead out onto the raised balcony with stunning views overlooking the garden.

## Study

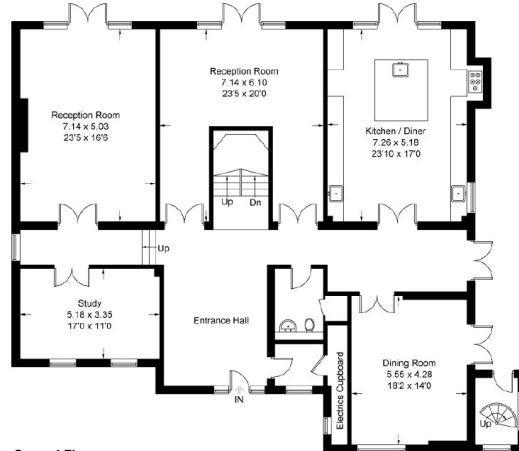
17'0 x 11'0 (5.18m x 3.35m)  
Wood floors and office furniture.

## First Floor

Raised ceilings with solid oak architrave and bespoke doors, carpeted with underfloor heating throughout.



Lower Ground Floor



Ground Floor



First Floor

Approximate Gross Internal Area = 544.9 sq m / 5865 sq ft  
 (Including Swimming Pool)  
 Garage / Boiler / Pump Room = 50.5 sq m / 543 sq ft  
 Total = 595.4 sq m / 6408 sq ft  
 Illustration for identification purposes only, measurements are approximate.  
 Drawn for Sinclair Hammelton



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## Master Bedroom Suite

17'0 16'0 (5.18m x 4.88m)

The master suite features automating lighting, a sizeable dressing room, en suite bathroom and separate W.C. There is a Juliet balcony with views over the rear garden.

## En Suite

Fully tiled with inset bath and walk in shower, his and her sinks, integrated TV and separate W.C.

## Guest Bedroom

Ideal for guests or an au-pair the bedroom features an en suite shower room and separate entrance via a spiral staircase with fitted storage.

## Bedroom Two

23'5 x 20'0 (7.14m x 6.10m)

Fitted wardrobes and access to the en suite bathroom which also functions as a suitable family bathroom.

## Family Bathroom

Set up with access directly from Bedroom Two and the landing, the tiled bathroom can be used as an en suite or family bathroom.

## Bedroom Three

16'0 x 9'7 (4.88m x 2.92m)

Features a walk in wardrobe and en suite shower room.

## Bedroom Four

12'8 x 11'1 (3.86m x 3.38m)

Featuring fitted wardrobe storage and en suite shower room.

## Bedroom Five

23'4 x 20'0 (7.11m x 6.10m)

Stunning views from the elevated position over the rear garden, walk in wardrobe and en suite shower room.

## Lower Ground Floor

### Swimming Pool

36'8 x 23'1 (11.18m x 7.04m)

The substantial indoor heated swimming pool is fully tiled and features an ample seating area as well as LED mood lighting. There is also a shower room and access directly onto the rear patio.

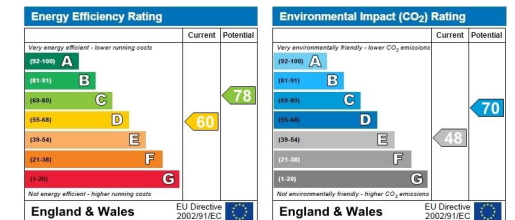
### Garage

20'7 x 16'4 (6.27m x 4.98m)

Sizeable double garage with up and over door. Access into the Boiler/Pump Room.

### External

Boasting a south easterly aspect the rear garden has been attractively landscaped incorporates a caged football/sports pitch with laid lawn, sizeable sandstone patio and mature shrub beds to front and back. The front of the property is set behind electric gates with an attractive paved driveway that provides ample parking for a number of vehicles.



### PETTS WOOD OFFICE

01689 806 770

9 Fairway, Petts Wood, Kent BR5 1EF

info@sinclairhammelton.co.uk

### BROMLEY SALES OFFICE

020 8464 5566

23 High Street, Bromley, Kent BR1 1LG

info@sinclairhammelton.co.uk

### HAYES OFFICE

020 8462 0360

49 Station Approach, Hayes, BR2 7EB

info@sinclairhammelton.co.uk

Sinclair  Hammelton