

Pippins

Sunnydale, Farnborough Park, Orpington, Kent BR6 8LZ



Occupying a double corner plot within a sought after private estate, a detached house of character with accommodation arranged over three floors, surrounded by colourful, landscaped gardens with a southerly rear aspect.



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Accommodation

Entrance Porch | Reception Hall | Drawing Room |
Dining Room | Family Room | Kitchen/Breakfast Room
| Cloakroom | Master Suite with En-Suite Bathroom,
Dressing Area and Balcony | Four Further Bedrooms |
Bathroom |

| Integral Double Garage | Covered Court Yard | Boiler
Room | WC | Pool Changing Room/Utility Room |
Conservatory | Delightful Mature Gardens | Summer
House | Pool | Tennis Court |

In total approximately 0.517 acres (0.21 h)

Distances

Locks Bottom Village Centre – 0.4 miles; Orpington Station
– 1.8 miles (London Bridge from 16 mins.)

Bromley South Station and Bromley Town Centre – 3.3
miles (London Victoria from 18 mins. London Blackfriars
from 22 mins.); M25 J4 – 4.9 miles; Gatwick Airport – 30.2
miles; Central London – 15 miles;
(All distances and times approximate)



Description

In a prime position, occupying a double corner plot within the exclusive, gated private estate - Farnborough Park - an impressive, detached residence of character surrounded by colourful gardens with a southerly rear aspect. Originally dating from the mid twentieth century, the house has accommodation arranged over three floors to include six bedrooms, two bathrooms - a fine Master Suite having an en-suite bathroom and a balcony - three reception rooms including a large Conservatory/ Family Room which has a fine aspect over the gardens. During their ownership, the present owners have created a warm and welcoming home which has an easy flowing layout ideal for family life and entertaining.

Outside

With 120 feet frontage, to the front is a sweeping, carriage drive with off road parking for several vehicles, which leads to a Double Garage and Car Port. Gardens to the front and rear have been carefully designed to display native and specimen trees, complemented by colourful shrubs and herbaceous borders. The rear garden has a level lawn and large terrace area from which to enjoy the southerly aspect, swimming pool, tennis court with Changing Room, a Conservatory and a Kitchen Garden area with fruit trees and vegetable beds.

Situation

Pippins is tucked away in the prestigious and gated Farnborough Park and is situated within close proximity of Locks Bottom village, which provides local shopping facilities, Sainsbury's superstore, public houses and restaurants including the popular and award winning Chapter One restaurant. Mainline train services to London and the coast can be found at Orpington Station approximately 1.5 miles away and Bromley South Station, approximately 3.3 miles, with access to the national motorway network via the M25 J4. The area is renowned for its choices in schooling in both the state and private sectors including St Olaves and Newstead Wood grammar schools, Eltham College and Bromley High School for Girls.

Directions

From The traffic lights at Locks Bottom with the junction of the A21/Farnborough Common, take the A224 towards Orpington. After approximately 0.4 of a mile, the private gated entrance to Farnborough Park, Park Avenue, will be found on the left hand side.







Tenure
Freehold

Services
All mains services

Local Authority
London Borough of Bromley; Band H

Viewings
All viewings are strictly by prior appointment with the agents.

* Please note, Farnborough Park is a private estate with no public access *

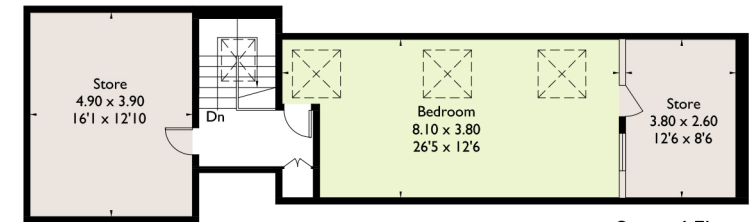
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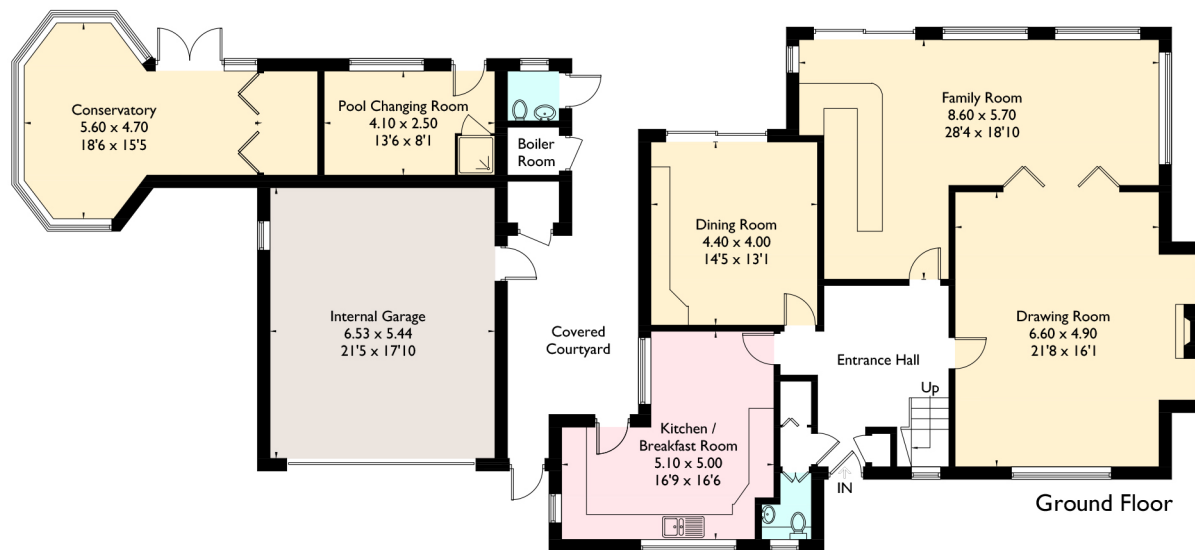


Sunnydale, Orpington

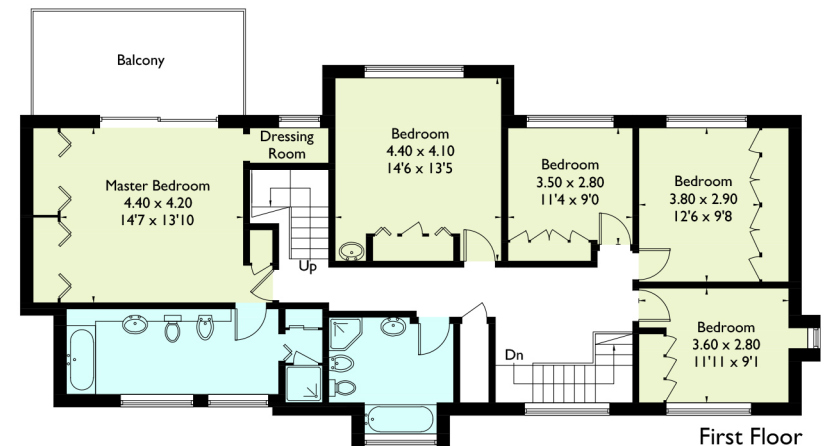
Approximate Gross Internal Area
389.6 sq m / 4193 sq ft



Second Floor



Ground Floor



First Floor

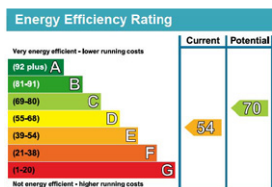


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