



JONATHAN HALL

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Leesons Hill, Chislehurst Kent, BR7 6QH

Guide Price £1,950,000

jonathanhall.exp.uk.com



A stunning and superbly presented luxury detached house with a potential annexe, situated in a highly sought-after location close to National Trust Woodland, between Chislehurst and Petts Wood. The breathtaking accommodation comprises an imposing hallway with an elegant stone and wrought iron staircase, a stunning kitchen/dining/family room, sitting room, study, luxury cloakroom, an impressive landing with vaulted ceiling, four/five bedrooms, four luxury bath/shower rooms and a second kitchen/utility room. The property also benefits from a large driveway with two sets of electric gates, integral garage, and a delightful landscaped rear garden with mature shrubs, hedging and trees providing privacy and NO ONWARD CHAIN.

Summary

- Stunning Luxury Detached House
- Imposing Entrance Hall, Luxury Cloakroom
- Sitting Room, Study/Bedroom Five
- Stunning Kitchen/Dining/Family Room
- Impressive Landing with Vaulted Ceiling
- 3 Bedrooms with Dressing Rooms & En-suites
- Further Bedroom, Family Bathroom
- Large In-and-Out Driveway & Garage
- Delightful Landscaped Rear Garden
- Located between Chislehurst & Petts Wood

Accommodation

Ground floor: porch, an imposing spacious entrance hall with an elegant wrought iron and stone staircase to the first floor; luxury cloakroom with WC and washbasin; sitting room with a beautiful stone fireplace and coal effect gas fire, bifold doors to the garden and double doors to the kitchen/dining/family room which has a stunning fitted kitchen with quartz worktop and breakfast bar, induction hob, gas hob, BBQ grill, retracting air extractor, two built-in ovens, built-in steam oven, built-in microwave, integrated wine cooler, integrated fridge, integrated freezer, integrated dishwasher, dining area and sitting area and two bifold doors to the garden; study/bedroom five with fitted cupboards; integrated garage (for a small car) with fitted cupboards; and plant room with door to side leading to the garden.

First floor: an impressive landing with a vaulted ceiling, a unique contemporary chandelier and unique radiators and an elegant wrought iron staircase to the second floor; bedroom with dressing room and a luxury bathroom with a freestanding bath, shower cubicle, washbasin and WC; bedroom with dressing room and a luxury bathroom with a freestanding bath, washbasin and WC; bedroom; a luxury shower room with shower cubicle, washbasin and WC.

Second Floor: landing, kitchen/utility room with cupboards, worktops, sink and spaces for washing machine and dryer; and a large bedroom/living room with dressing room and a luxury bathroom with a freestanding bath, shower cubicle, washbasin and WC.

The property is freehold, in council tax band G, and benefits from mains electric, gas, water and sewers; gas-fired central heating with underfloor heating to the ground floor, and double glazing.

Outside

Front garden with a large driveway with two sets of remote-controlled electric gates, borders stocked with flowering plants, mature shrubs and trees, and gates to both sides of the property leading to the delightful landscaped rear garden with an artificial lawn, two stunning stone patios, and borders stocked with flowering plants and mature shrubs, hedging and trees, providing privacy.





Location

Situated in a highly sought-after location between Chislehurst and Petts Wood, close to National Trust Woodland and only 0.8 miles to the nearest railway station, and 1.5 miles to Petts Wood railway station. Chislehurst benefits from a wide range of amenities including many restaurants, takeaways, pubs, coffee shops, and a variety of shops including Sainsbury's Superstore.

Local schools include the highly regarded Farringtons Independent School and Bromley High Independent School, St Nicholas Primary School, and St Olaves Grammar School and Newstead Woods Grammar School, both in Orpington.



Bromley town centre with The Glades shopping centre, Churchill Theatre, numerous restaurants and Bromley South railway station with services to London Victoria (from 18 minutes), is approximately 3.7 miles away.

Access to the A20, leading to central London and the M25, is 1.7 miles away.



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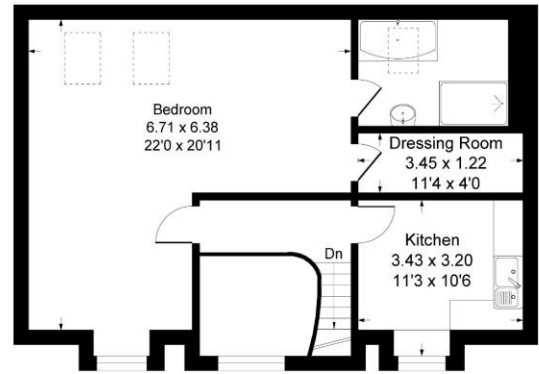




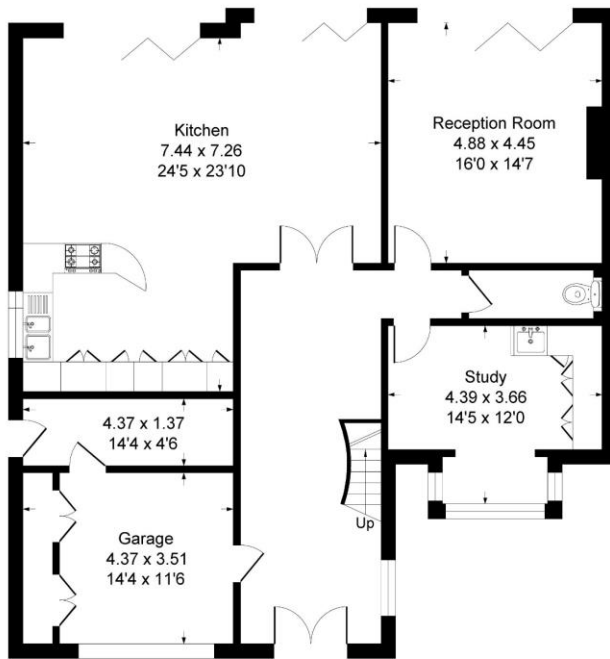


Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

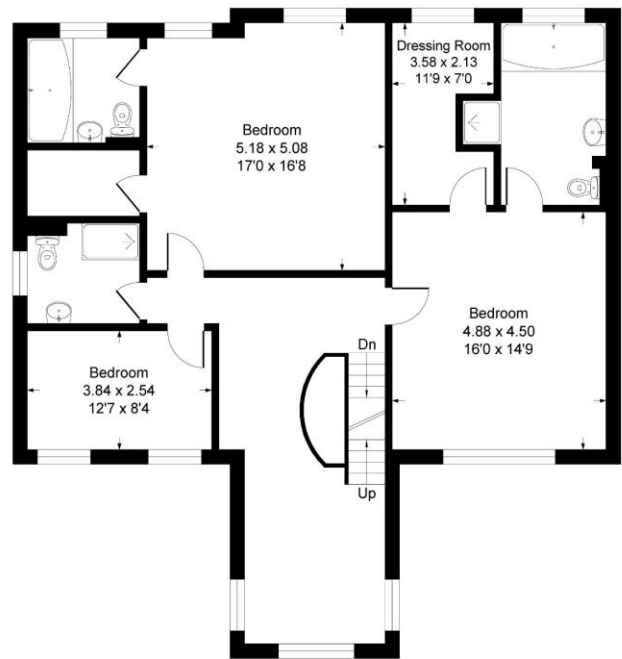
Approximate Gross Internal Area = 303.9 sq m / 3272 sq ft
 Approximate Garage Internal Area = 15.3 sq m / 165 sq ft
 Approximate Total Internal Area = 319.2 sq m / 3437 sq ft



Second Floor



Ground Floor



First Floor

1) These particulars do not constitute an offer or contract or part of one and must not be relied upon as statements or representations of fact; and we have no authority to make or give any representation or warranties in relation to the property. 2) These particulars have been prepared in good faith and to be used as a general guide. They are not exhaustive and include information provided to us by other parties including the seller, of which may not have been verified. 3) The measurements, areas, distances, orientation and floor plans are approximate and should not be relied on. The text, floor plans and photographs are only for guidance and are not necessarily comprehensive. The photographs may not be current and certain aspects may have changed since the photographs were taken. 4) It should not be assumed that the property has all necessary planning, building regulation or other consents. 5) We have not tested any services, appliances or fittings. 6) Purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property.

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