



14 Birch Mead
Orpington | Kent | BR6 8LT

FINE & COUNTRY

Step inside

14 Birch Mead

Set within the prestigious and securely gated Farnborough Park Private Estate, this outstanding five-bedroom family residence offers over 4,000 sq ft of elegant, contemporary living space meticulously refurbished to an exceptional standard, combining modern style with timeless character.

The ground floor living space, with views of the beautifully landscaped rear garden includes three reception rooms and features a striking two-way fireplace and temperature-controlled wine room. The bespoke open-plan kitchen and dining area is the “heart of the home”, complete with a large central island and premium Stoneham integrated appliances and is an ideal space for both relaxed family living and entertaining.

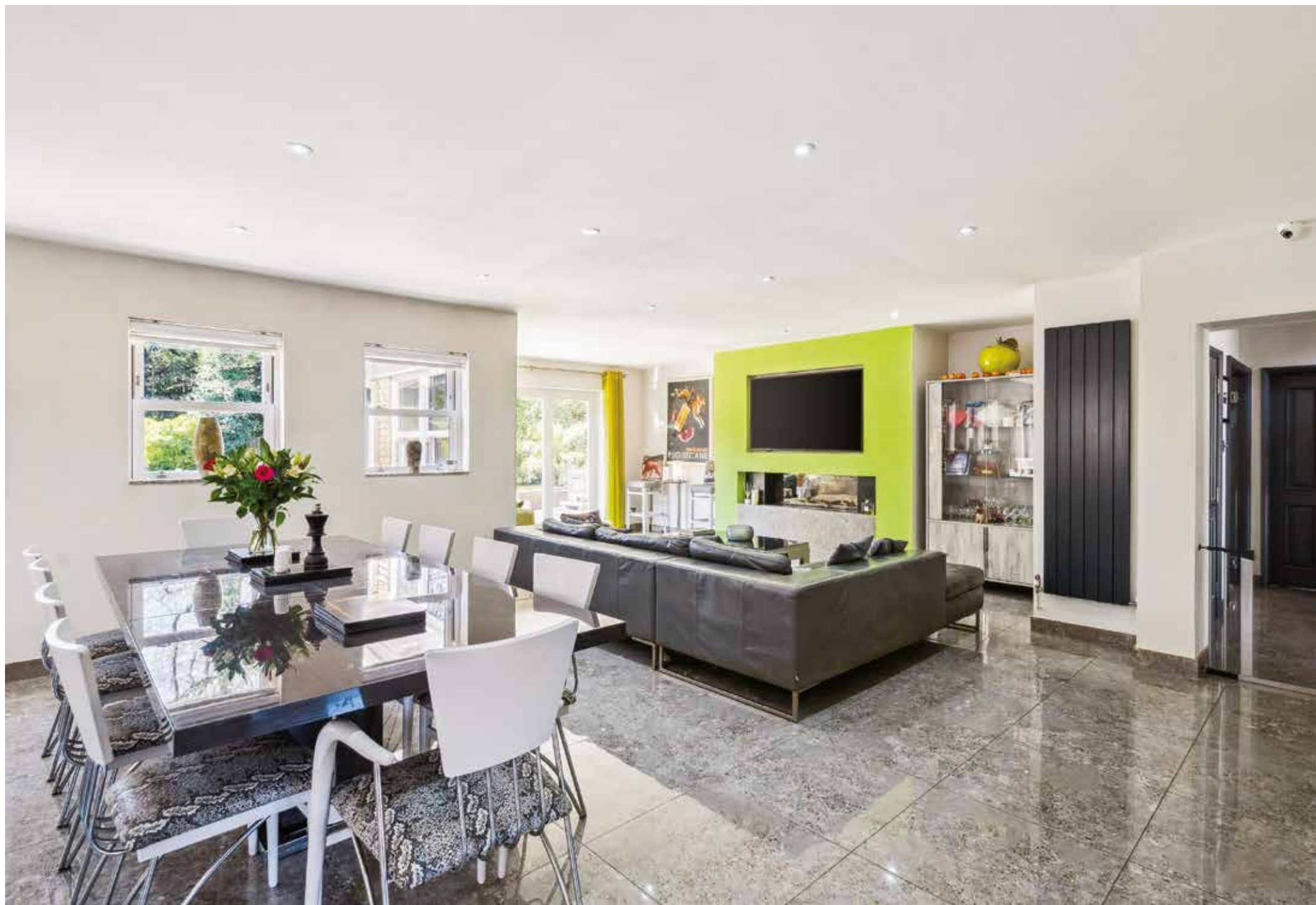
Upstairs, five generously sized bedrooms provide luxurious accommodation, three of which benefit from en-suite bathrooms. The spacious primary suite includes its own en-suite bathroom and is a private and peaceful retreat with a Juliette balcony overlooking the rear garden. A large separate family bathroom serves the additional bedrooms.

Highlight features include:

- A large private driveway with ample parking
- Detached triple garage
- Manicured front garden
- South-facing rear garden with expansive patio area, ideal for al fresco dining and summer gatherings
- A luxurious hot tub for year-round relaxation
- A charming thatched gazebo, perfect for evening drinks or peaceful mornings with a coffee

Whether you are hosting elegant dinner parties, enjoying quiet family evenings or unwinding in the garden, this home offers a truly elevated way of living in one of the area's most coveted private estates.





Seller Insight

“14 Birch Mead has been our beloved home since 2004. When we first moved in, our son had just been born, and we were looking for the perfect place to raise our family. My husband grew up in the area and had always aspired to live here. We already lived just around the corner, and with its extra space and beautiful setting, it felt like the perfect home for us.”

“Over the years, we have made many changes to enhance the space and create a home that truly fits our family. We opened up the downstairs to create a seamless, flowing layout that works beautifully for everyday living and entertaining. We added a games room, a snug, and an air-conditioned wine room. A particular highlight is the through-fireplace, which had always been my dream.”

“Our favourite space in the house is the kitchen—it’s the heart of our home. We spend so much time gathered around the island, watching TV, chatting, and enjoying the company of our dogs. We always wanted a sociable space, and the kitchen has given us just that. We love to entertain, and every Friday, we welcome friends over, with my husband unwinding by cooking for everyone.”

“The house has been perfect for hosting, from casual get-togethers to special occasions. One of our most cherished memories is our evening wedding reception, which we held at home. The celebration flowed from the house into the garden, with a marquee, a live band, a dance floor, and a private chef—it was truly magical. The hot tub has also been a wonderful addition, offering a space to relax and entertain.”

“The garden is another part of the home we have thoroughly enjoyed. It benefits from sunshine all day, with beautiful mature trees that provide shade—something we appreciated when our children were little. With the doors opening straight out onto the garden, there is a wonderful sense of connection between indoor and outdoor spaces.”

“The area itself is wonderful. There are fantastic restaurants, including The Bank, which serves amazing Turkish cuisine, and Chapter One, a Michelin-starred gem. The Drawing Room café is another gem - so unique and twee. Being in a private, gated community has provided us with a real sense of security and belonging. We celebrated the Queen’s Jubilee together, and during lockdown, the community came together in such a special way. There is a real sense of looking out for one another.”

“Leaving 14 Birch Mead is bittersweet. This house has given us so much joy, and we will deeply miss the privacy, security, and countless happy memories we’ve created here. It has been a truly special place for our family, and we hope it will bring the same happiness to its next owners.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.



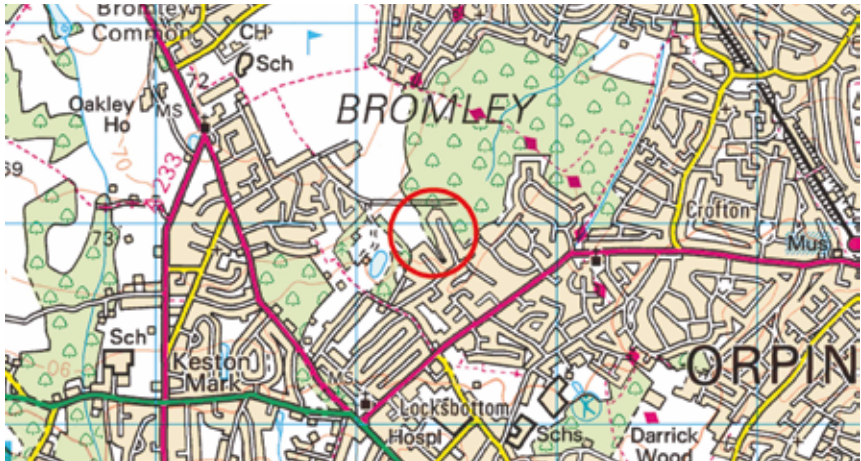




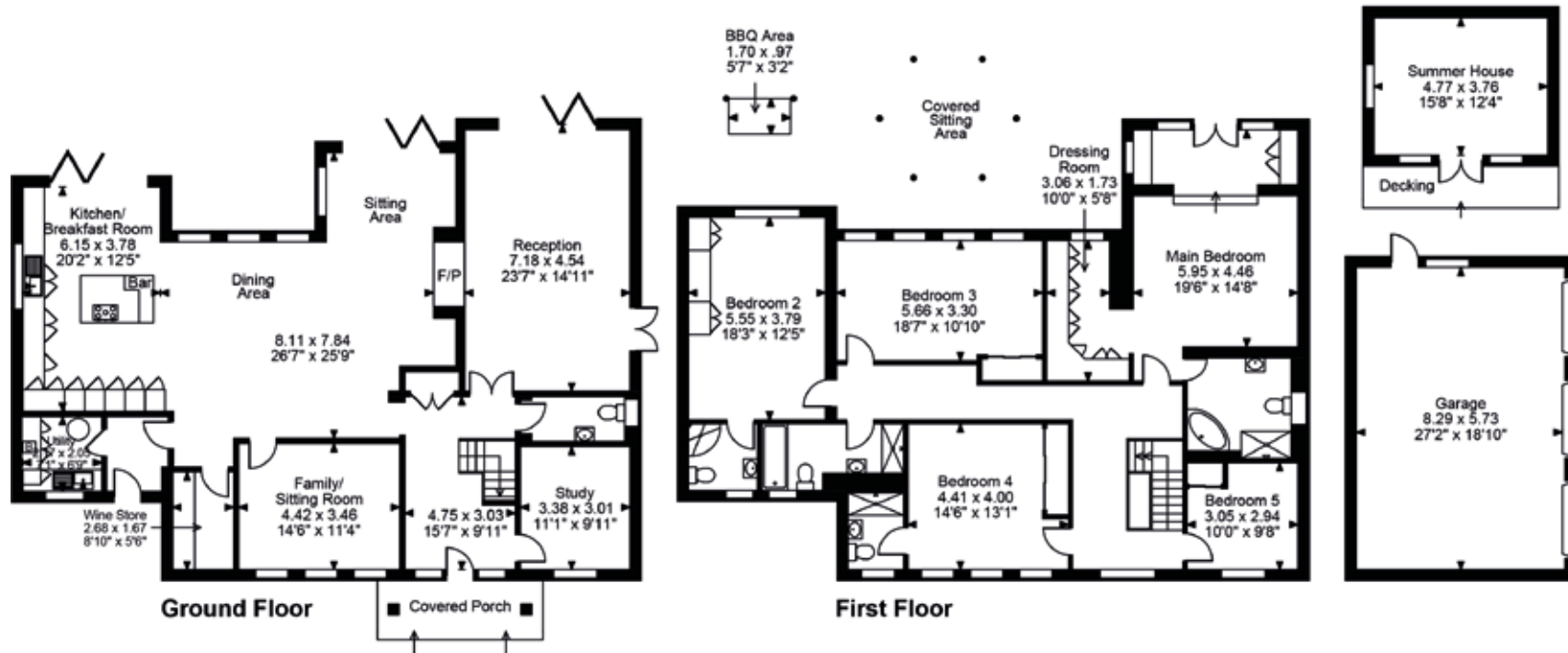
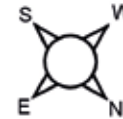








Birch Mead, Orpington, Kent
Approximate Gross Internal Area
Main House = 3489 Sq Ft/324 Sq M
Garage = 511 Sq Ft/48 Sq M
Summer House = 193 Sq Ft/18 Sq M
Covered Sitting external area = 116 Sq Ft/11 Sq M
Total = 4193 Sq Ft/390 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8636763/DWL

Tenure: Freehold
Council Tax Band: H



Fine & Country South East London
Tel: +44 (0) 20 7635 2063
southeastlondon@fineandcountry.com
47b Great Guildford Street, London Bridge, London SE1 0ES

