



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		80	86
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales	EU Directive 2002/91/EC		

## High Beeches | Chelsfield | BR6

£1,150,000 Freehold

- Detached family residence
- 4 double bedrooms
- Huge family room & luxury kitchen
- Cloakroom & utility room
- Enviably & convenient location
- 4 en-suites
- Study come bedroom 5
- Practically rebuilt to high specification

£1,150,000 Freehold



**SIMPLY STUNNING.** This truly magnificent residence will impress the most discerning of buyers. The property has been practically rebuilt to the highest possible standards of design, craftsmanship and materials. Located in a most enviable location being just a few short minutes' walk to Chelsfield Station with its frequent commuter service into The City and within catchment and walking distance for some of the most well-regarded schools in the vicinity as well as close proximity to the major transport arteries. The accommodation extends to just shy of 2200 SF over 2 floors with all the rooms being of exceptional dimension and providing spacious accommodation to a growing family. The bright and airy entrance leads to a huge open plan family room with an open plan bespoke luxury kitchen with a deep pantry with a concealed door and a very good-sized study which can also act as the 5th bedroom. There is also a guest cloakroom and a utility room and a large storage room. There are 4 double bedrooms which comprise of 2 bedrooms on the ground floor and 2 on the first floor. All bedrooms benefit from luxury fitted en-suites and have built-in wardrobes. The rear garden is very secluded and well-designed with extensive porcelain patio area, ideal for entertaining and a traditional lawn with flower beds. To the front there is a resin covered driveway with ample space for several cars and an electric charging port. This is an exceptional home and only an internal viewing will reveal the array and depth of what it offers and we therefore recommend your urgent attention.

## High Beeches, Chelsfield, BR6



**Entrance Hall** 26'1" x 8'9" (7.95m x 2.66m) High quality "Origin Metal Windows" double glazed front door with side windows, Luxury vinyl tile flooring, under floor heating, leading to all accommodation.

**Open Plan Living** 19'11" maximum x 29'2" maximum (6.08m x 8.88m) High quality "Origin Metal Windows" double glazed window and triple panel bi-fold doors to garden, excellently poised and proportioned, under floor heating with luxury tile flooring.

**Kitchen** Luxury fitted bespoke kitchen units, cupboards, base and wall units, island with sink and integrated hob, double oven, integrated dishwasher, fridge/freezer, quartz working surfaces, concealed door to the pantry.

**Pantry** 7'3" x 8'0" (2.22m x 2.44m) A really spacious pantry with ample space for wine rack, shelving and storage.

**Bedroom 1** 11'10" x 11'9" (3.60m x 3.58m) Double glazed window "Origin Metal Windows" to the front, luxury vinyl tile flooring, built in wardrobe, door to en-suite.

**En-suite** Double glazed window to "Origin Metal Windows" the side, fully tiled walls with high quality porcelain tiles, shower cubicle, low level WC, wash hand basin, under floor heating.

**Bedroom 3** 11'2" x 8'0" (3.40m x 2.44m) Double glazed window "Origin Metal Windows" to the front, luxury tile flooring with under floor heating, built in wardrobes, door to en-suite.

**En-suite** Fully tiled walls with contemporary porcelain tiles, panelled bath, low level WC, wash hand basin, heated Towel rail, porcelain flooring.

**Study** 7'9" x 11'9" (2.35m x 3.58m) Double glazed window "Origin Metal Windows" to the side, luxury vinyl tile flooring with under floor heating. Cat 6 wiring.

**Cloakroom** Fully tiled walls with contemporary porcelain tiles, LVT flooring, low level WC, wash hand basin.

**Utility** 5'7" x 7'1" (1.69m x 2.17m) Sink unit with cupboards under, working surfaces with splash back tiling, plumbing for a washing machine and a drier. Wall and base cupboards.

**Landing** Skylight window, bespoke built hand crafted oak staircase with glass and oak handle rail to the first floor.

**Bedroom 2** 16'9" x 7'0" (5.10m x 2.14m) "Origin Metal Windows" feature double glazed window to the front, walk-in wardrobe, LTV flooring, radiator.

**En-suite** "Origin Metal Windows" double glazed window to the side, fully tiled walls with contemporary porcelain tile and matching flooring, shower cubicle and drying area, Low level WC, his and hers wash hand basin in vanity unit, heated towel rail.

**Bedroom 4** 10'2" x 13'2" (3.09m x 4.02m) "Origin Metal Windows" feature double glazed window to the rear, built in wardrobes, radiator, LTV flooring.

**En-suite** Double glazed window to side, fully tiled walls with contemporary porcelain tiles, shower cubicle, low level WC, wash hand basin, heated towel rail, porcelain flooring.

**Garden** Very secluded and well designed, with extensive porcelain patio area which is ideal for entertaining, steps down to a traditional lawn, flower beds and borders, side access gate via key entry.

**Driveway** Private resin paved parking area with ample space for several vehicles, flower beds electric charging port for EV.

