



Total area: approx. 280.9 sq. metres (3023.1 sq. feet)



Sevenoaks Road | Orpington | BR6

£1,450,000

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	71	80
(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	

- Handsome family residence
- Intelligently yet sympathetically extended
- Breath taking family room
- Traditional lounge
- Master bedroom Suite
- 5 further bedrooms
- Luxury fitted family bathrooms and En-suite
- Study, utility room & guest cloakroom



£1,450,000



AN IMPECCABLE FAMILY RESIDENCE. This traditional family home has been extended and remodelled to exacting standards both in terms of quality of workmanship and choice of fittings. Many of the traditional characteristics have been retained and elegantly combined with contemporary design ideas. The accommodation is impressive with exceptionally well-proportioned rooms with natural sunlight flooding in all areas. The welcoming entrance hall leads to a truly breath-taking open-plan kitchen and family room, opening onto the rear garden, a traditional lounge, a study, a utility room and a guest cloakroom on the ground floor. The first floor is equally stunning with 5 further generously sized bedrooms, and a luxury fitted family bathroom featuring a freestanding double ended bath plus large walk-in wet room with a rainfall shower. The master suite on the second floor opens on to a vanity area and dressing room, then leads to the main bedroom featuring a Juliette balcony, plus an opulent en-suite bathroom (again featuring a freestanding double ended bath) as well as a spacious walk-in shower. The rear garden boasts a South-Easterly aspect, with a contemporary patio area as well as a further entertaining space benefitting from a wood-fired pizza oven and bar. The front of the property provides an extensive parking area with an automated vehicle, and pedestrian gate. The property has been excellently equipped with the best quality kitchens and bathroom fittings, mostly bespoke. Sevenoaks Road is ideally situated for Orpington Station (circa 10 minutes' walk), as well as many well-regarded schools (St.Olaves and Newstead Wood Grammar schools, as well as Warren Road Primary School to name just a few). Additionally, there are plenty of shopping facilities nearby, such as Waitrose and Sainsburys, plus popular restaurants and a Cinema complex located in the High Street. This unrivalled home is set to get much recognition, and therefore we urge your earliest attention to view.

63 Sevenoaks Road, Orpington, BR6



Porch

Covered porch with light, log store and art-deco tiled flooring.

Entrance hall

16'2" x 7'6" (4.92m x 2.28m)
Original front door with leaded light side window panels, staircase to first floor with under stairs cupboard housing Worcester Bosch combi boiler and extensive storage, a further generously sized cloakroom, original strip wood floorboards.

Lounge

16'11" x 13'3" (5.15m x 4.04m)
Box bay window to the front, feature open coal fireplace, bible boxes, original hatch to hallway, picture rail, corniced ceiling, original stripped wood floors.

Open plan family room

26'7" x 21'2" (8.09m x 6.44m)
Duel aspect sliding patio doors opening onto the garden, electric remote control Velux windows, fitted seating area with built-in storage, reclaimed brick feature wall with Industville downlighting, tiled dining area with plumbed underfloor heating.

Kitchen area

Stoneham fitted kitchen in Farrow & Ball Hague Blue, with integrated dishwasher, Perrin & Rowe boiling water and combi tap, Siemens five zone induction hob with extraction, two Siemens ovens (one steam and one oven / microwave combination), space and plumbing for American style fridge freezer, integrated under counter wine fridge, bespoke studded copper island with seating space for 4 and overhead feature lighting, Carrara marble work surfaces and splashback, double Kohler butler sink, under cabinet, over cabinet, and plinth lighting, 30 slot wine rack, built in oak pantry with drawers, shelves and racking system, multi fuel wood burner in original fire surround, Industville wall lights, corniced ceiling, solid oak parquet herringbone floor.

Study

12'2" x 8'10" (3.70m x 2.70m)
Double glazed window to the front, desk height electrical sockets, built in extra large water tank servicing showers and baths in addition to the combi-boiler, Cafe style fitted shutters, painted wooden floorboards.

Utility room

13'5" x 8'9" (4.10m x 2.67m)
Double glazed window to rear, Stonehams fitted cabinetry in light grey, with butler sink, Perrin & Rowe mixer tap and hose, Industville wall lights, integrated fridge, under cabinet lighting, feature shelving, plumbing and space for washing machine and tumble dryer, seating area for boot removal, side access door, art-deco tiled flooring.

Downstairs WC

8'9" x 3'1" (2.67m x 0.95m)
Double glazed frosted window to the side, low level WC, wash hand basin, heated towel rail, ceramic flooring.

Landing

21'2" x 8'10" (6.45m x 2.68m)
Feature handcrafted leaded light and glazed window to the side, fitted carpets.

Bedroom 2

16'10" x 13'3" (5.14m x 4.03m)
Box bay window to front, feature fireplace, column radiator, picture rail, wood flooring.

Bedroom 3

12'1" x 14'9" into wardrobes (3.68m x 4.50m into wardrobes)
Double glazed window to the rear, a range of fitted wardrobes and bed cabinet, feature fireplace, column radiator, coved ceiling, fitted carpets.

Bedroom 4

15'1" x 11'8" (4.59m x 3.55m) Narrowing to 2.59m
Double glazed windows to the rear, inset lighting, column radiator, wooden flooring.

Bedroom 5

15'8" x 8'8" (4.78m x 2.64m)
Double glazed window to front, column radiator, engineered Oak wood flooring.

Bedroom 6 / Dressing room

9'7" x 7'6" (2.92m x 2.28m)
Window to front, range of hanging space, column radiator, picture rails, fitted carpet.

Family bathroom

8'8" x 12'7" (2.63m x 3.84m)
Double glazed frosted window to the side, Lusso Stone two person bath with black fittings, Lusso Stone duel shower wet room, Tikamoon sink vanity and cabinet with Lusso Stone sink and fittings, matching low level WC, niche and feature lighting to walls and ceiling, electric underfloor heating with tiled flooring.

2nd Landing

Bespoke double glazed arched frosted widow to side, staircase to Master Suite with motion sensor low-level staircase lighting.

Master suite

14'9" x 14'0" (4.49m x 4.27m)
Double glazed doors onto Juliette balcony overlooking rear garden, Velux window with fitted blind, ceiling fans and recessed low-level mood lighting, eaves cupboards, column radiators, fitted carpets.

En-Suite bathroom

15'9" x 7'9" (4.79m x 2.35m)
Double glazed Velux windows, Sanctuary bathroom suite, comprising rectangular two-person bath with brass taps and niche lighting, walk in shower with built in feature seat tiled in Fired Earth marble ceramics, wall hung sink unit with brass taps, brass feature globe wall lights, electric underfloor heating, tiled flooring.

Walk-in wardrobe & dressing room

A spacious room with multiple storage areas, hanging space, shoe storage and cupboards, fitted carpets.

Rear garden

Paved patio area, traditional lawn with fruit trees and mature shrubs, partially covered painted timber seating area with outdoor kitchen and bar, comprising: brick built wood fired pizza oven, privacy panels and electricity. Shed, composting area, two outdoor water taps, outdoor feature lighting and plug sockets.

Driveway

Expansive area of off-street parking with electronically operated sliding metal gates, flower beds and borders and mature shrubs.

Kenton

