

Birch Mead, Orpington, BR6 8

£2,850,000

HARRIS LE BEAU



Situated within the prestigious, gated private estate of Farnborough Park, this substantial five-bedroom detached house offers approximately 3,916 sq ft of accommodation, complemented by a superb south-facing garden with an outdoor swimming pool.



Key Features

- Swimming Pool
- Private Gated Estate
- No Onward Chain
- Integral Garage
- Five Bedrooms
- Five Bathrooms
- Detached Family Home
- Approx. 3,916 Sq Ft
- EPC - C





















Situated within the prestigious, gated private estate of Farnborough Park, this substantial five-bedroom detached house offers approximately 3,916 sq ft of accommodation, impressive proportions and exceptional entertaining spaces, complemented by a superb south-facing garden with an outdoor swimming pool. No onward chain.

Approached via an impressive carriage driveway, the house is arranged over two floors and offers an excellent balance of formal and informal accommodation, with particularly generous proportions throughout. A welcoming entrance hall with a galleried landing provides access to the principal reception rooms, including a formal dining room, a separate study and an expansive kitchen/breakfast room, which forms the heart of the home.

Of particular note is the substantial recreation room, featuring an impressive glazed roof and opening directly onto the garden through bi-folding doors. This versatile space lends itself to a variety of uses, whether as a private gymnasium, an entertaining space with a bar or an informal family retreat, providing considerable flexibility to suit individual lifestyles.

The first floor offers five bedrooms, including a generous principal suite with dressing room and en suite bathroom. Two further bedrooms benefit from en suite facilities, with an additional family bathroom serving the remaining accommodation. Planning consent has also been granted for an additional bedroom suite at second-floor level, presenting an opportunity to create a sixth bedroom







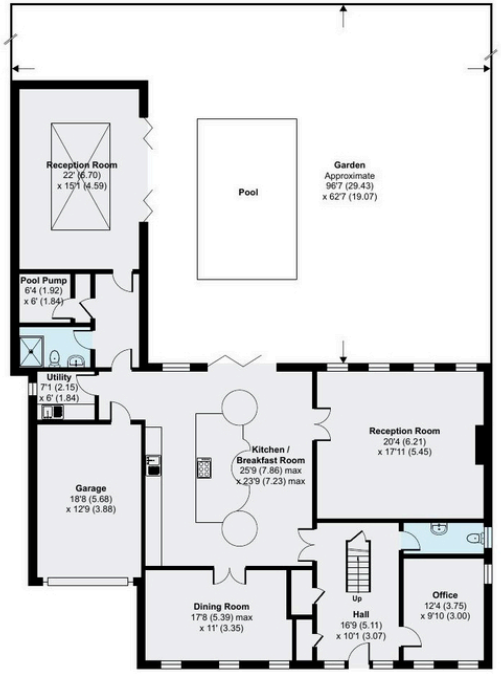


Bay Trees, Birch Mead, Orpington, BR6

Approximate Area = 3679 sq ft / 341.7 sq m
Garage = 237 sq ft / 22 sq m
Total = 3916 sq ft / 363.7 sq m
For identification only - Not to scale

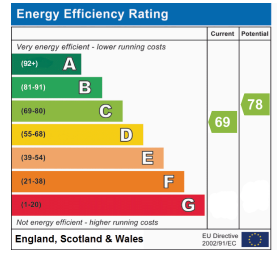


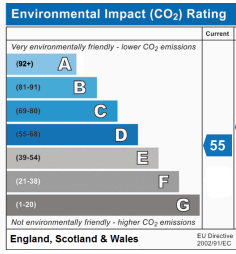
FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Harris Le Beau. REF: 1540154





Tenure Type: Freehold
Council Tax Band: H
Council Authority: Bromley

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HARRIS LE BEAU