



G & H

Robin Hill Drive  
Chislehurst

Guide Price  
£1,500,000



This exceptional 2695 sq ft detached home offers a stunning 30' open plan kitchen, home cinema/gym, impressive master suite and a unique plot that provides an expansive double garden, whilst being located on a sought after residential road just a short distance from Elmstead Woods Station.

The current owners have completely remodelled and refurbished the property since purchasing creating an immaculately presented modern family home, of which the accommodation comprises as follows; to the ground floor the spacious entrance hall leads to the 21' double aspect reception room with feature fireplace and French doors to the rear patio. There is additionally a TV room/snug/play room, spacious office and cloakroom/W.C. The vast Kitchen Living space boasts dual sets of bifolding doors opening onto both patio areas, two large sky lights and underfloor heating. The beautifully fitted kitchen features a large breakfast bar and island along with numerous integrated appliances and quartz worktops. Neatly accessed via an unassuming door the utility room keeps family life tucked away and provides access to the fully fitted Cinema/Gym complete with in ceiling speakers, pelmet lighting, projector and air conditioning. To the first floor the master suite features a sizable dressing room with fitted storage and a marble tiled en suite complete with large walk in shower, his and hers sinks and freestanding bath, in addition to the 20' double aspect bedroom with a part vaulted ceiling. We note the dressing room could be converted back to a further bedroom if 5 were required. There are three additional double bedrooms, the large two benefit from fitted wardrobes and access to a jack and jill shower room. There is also a well appointed and fully tiled family bathroom, all off a central landing.





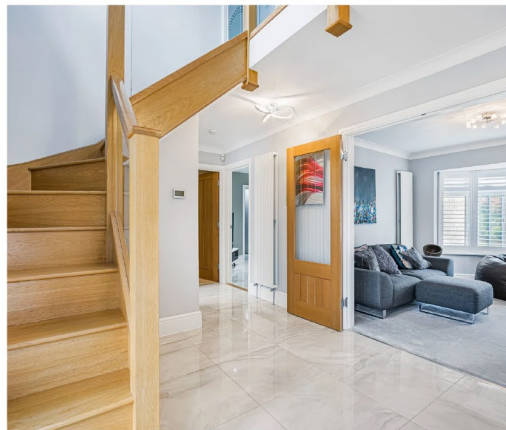
Externally the rear garden offers a south easterly aspect and has been tastefully landscaped creating two Indian sandstone patio areas with an attractive water feature and lawn leading up to the second tier which is approximately 75' x 75' comprising a large lawn, patio, shed and summerhouse, making this truly unique for the area. To the front of the property is a paved driveway for approximately three or more vehicles.

Situated just 0.3 miles from Elmstead Woods station and in close proximity to a number of highly regarded local schools including Babington House and Bullers Wood to name a few. Elmstead Wood is just around the corner offering an ideal woodland escape and both Chislehurst and Bromley are also easily accessible. We strongly advise your internal inspection to appreciate the size and standard of accommodation on offer.

EPC Rating: C

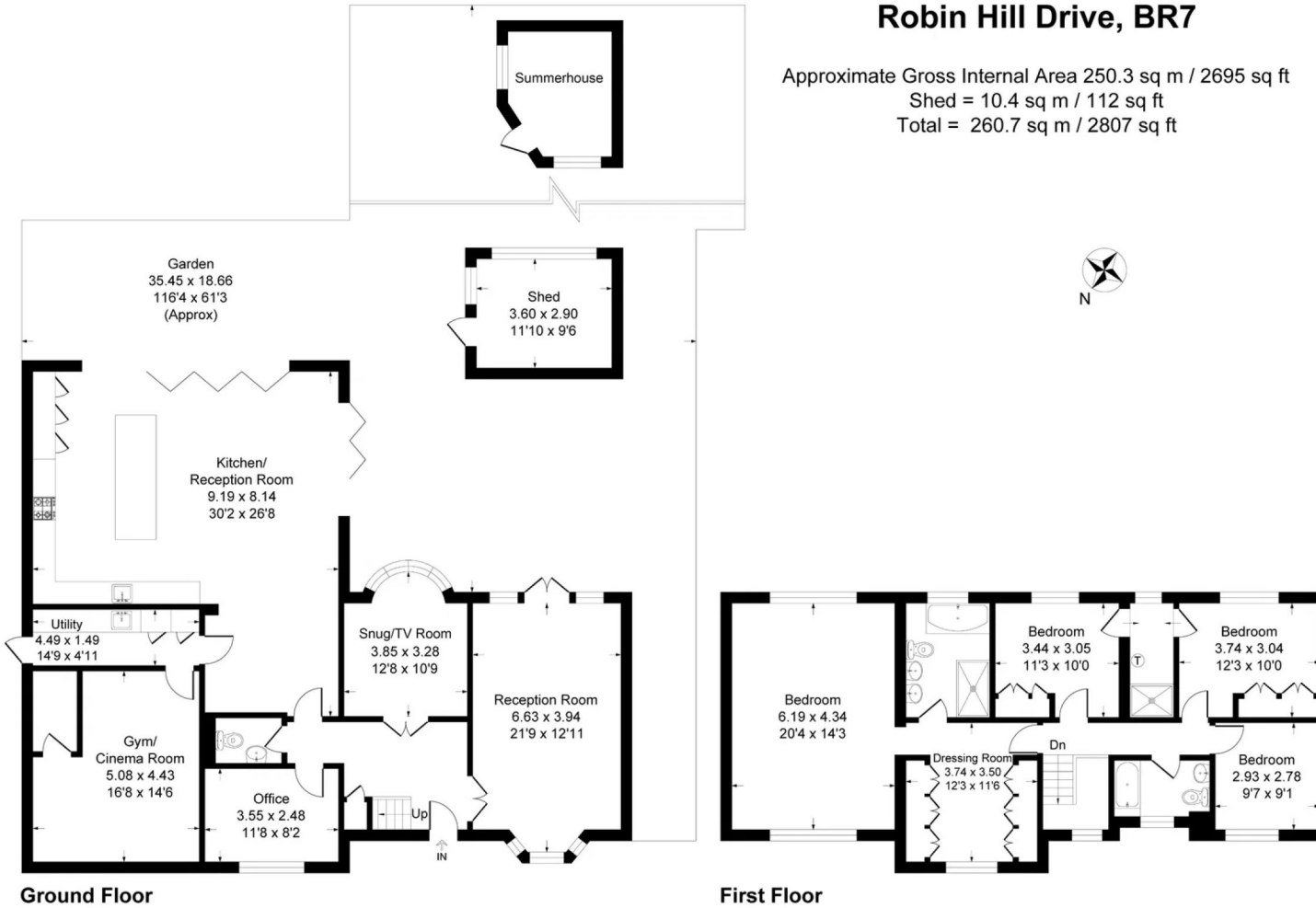
**Tenure:** Freehold

- Four/Five Bedroom Detached Home
- 2695 SQ FT
- Stunning 30' Open Plan Kitchen & Living Space
- Three Additional Reception Rooms Including Home Office
- Large Master Suite
- Home Cinema & Gym
- Utility Room
- Double Garden Plots
- 0.3 Miles to Elmstead Woods Station
- Sought After Schools Nearby Including Bullers Wood



## Robin Hill Drive, BR7

Approximate Gross Internal Area 250.3 sq m / 2695 sq ft  
 Shed = 10.4 sq m / 112 sq ft  
 Total = 260.7 sq m / 2807 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
**Produced By Planpix**



**GOATLEY & HIRST**

020 8464 8705  
sales@goatleyhirst.com  
www.goatleyhirst.com

1 Elmfield Park, Bromley, BR1 1LU