



## Perry Street Chislehurst, Chislehurst, BR7

**Guide price £2,500,000**

This stunning 5 bedroom home is a Grade II listed country house of rare charm, with separate 905 sq ft self-contained two bedroom cottage, ideal for guests, family or staff, all with set within beautifully landscaped grounds. Offering the perfect balance of suburban living and city accessibility, with the City of London around 10 miles away.

Dating from the early 19th century, this weatherboarded cottage has grown from a modest dwelling into a gracious home while retaining its listed character, including white-painted weatherboarding, sash windows and a welcoming hooded porch.

The main house offers around 4,133 sq ft of accommodation arranged over three floors. The reception hall opens to a drawing room, bay-fronted dining room, a further reception with bar, boot room and a light-filled breakfast kitchen, alongside additional outbuildings including a summer house plus two versatile and sizeable garden stores. A detached home office is also available by separate negotiation.

The gardens provide a rare sense of privacy, with sweeping lawns, terraces, established beds and a kitchen garden. A private gate opens directly onto Scadbury Park Nature Reserve, offering woodland walks and meadows as an extension of your own green space. A detached garage and ample parking complete the amenities.

Set within Perry Street Conservation Area, the property is moments from Chislehurst High Street with its boutiques, cafés and everyday conveniences. The area is renowned for its excellent schools, including Farringtons, Bromley High, Eltham College and Babington House. Chislehurst and Elmstead Woods stations offer swift services into central London, with the A20 and M25 giving access to the wider region.

This property represents more than a house – it is a way of life: elegant interiors, tranquil gardens and direct access to nature, all within easy reach of the capital.

Borough: Bromley

Council Tax: Band G (House) Band C (Cottage)

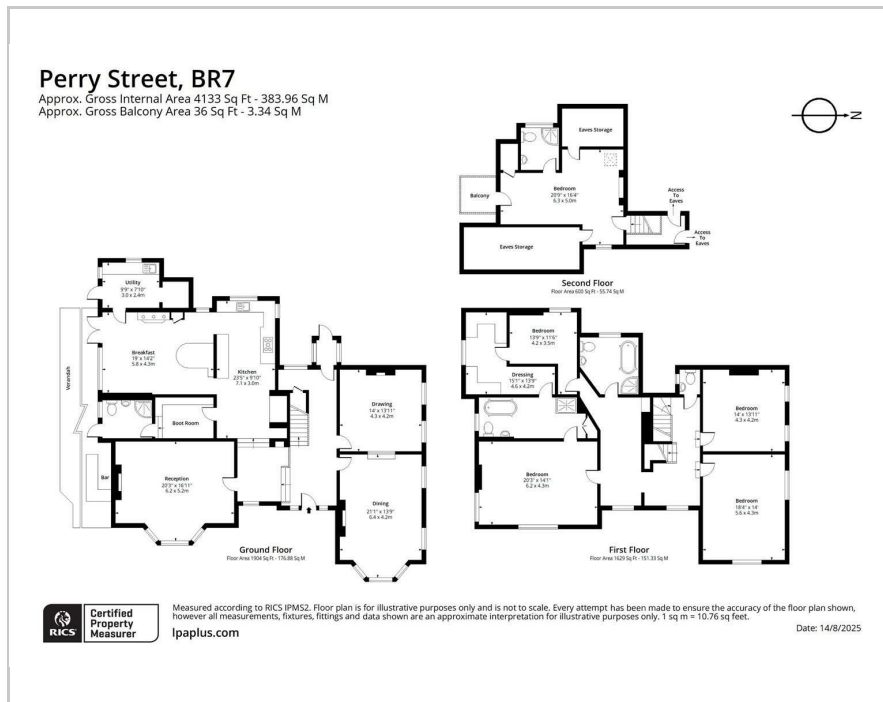
- 5 bedroom detached manor house
- Approx. 4133 sq ft internal space
- Separate 905 sq ft 2 bed cottage
- Sumptuous & extensive grounds
- Backing on to nature reserve
- Four reception rooms
- Three bathrooms
- Close to transport links
- Grade 2 listed
- Located approx 10 miles from the City of London

### Viewing

Please contact our Intra Capital Estates Office on 0207 183 6676 if you wish to arrange a viewing appointment for this property or require further information.



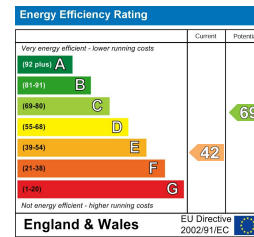
## Floor Plan



## Area Map



## Energy Efficiency Graph



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## INTRA-CAPITAL ESTATES

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## MODERN APPROACH TRADITIONAL VALUES

