



Newlands
South Hill | Chislehurst | Kent | BR7 5EF

NEWLANDS



Property Overview

A truly exceptional five-bedroom detached home, comprehensively refurbished and architecturally reimagined to deliver a bold statement in contemporary design and family-focused luxury.

From the moment you enter, the scale is immediately apparent. A breathtaking triple-height entrance hall, crowned with a glass roof, creates a dramatic arrival experience while drawing natural light deep into the core of the home.

The ground floor has been carefully curated around both functionality and impact. Multiple reception spaces provide flexibility for modern family life, including a formal lounge, dedicated study, and a separate playroom. However, the true heart of the home is the extraordinary open-plan kitchen and dining space.

Designed as both an entertaining hub and everyday living environment, the kitchen is fitted with bespoke walnut cabinetry, a sculptural central island, and an exceptional specification of integrated appliances including Miele, Sub-Zero refrigeration, wine cooling, Teppanyaki cooking plate, coffee machine, and boiling water tap. Polished concrete flooring runs seamlessly through the principal living areas, reinforcing the home's contemporary architectural language.

To the rear, four full-height Crittall-style doors open directly onto the landscaped garden, creating a natural flow between indoor and outdoor living.

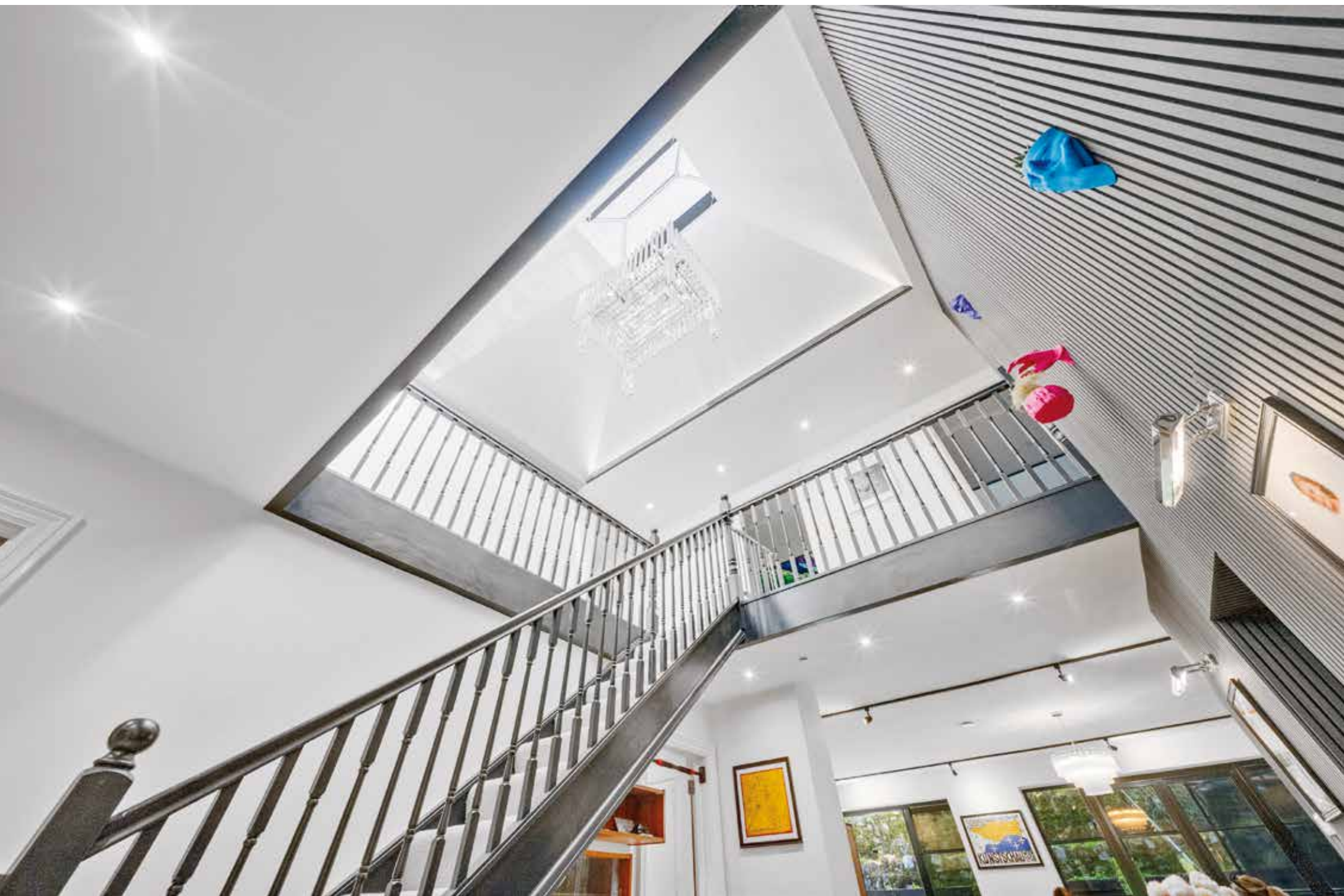
First Floor Accommodation

The first floor is arranged around an elegant gallery landing overlooking the entrance hall below, enhancing the sense of volume and openness.

Three of the bedrooms feature vaulted ceilings and mezzanine levels, offering highly versatile additional space ideal for study zones, reading areas, or informal lounges.

The guest bedroom benefits from a dramatic vaulted ceiling and private en suite, while the family bathroom is finished with a freestanding bath and separate walk-in shower.

The principal suite occupies a commanding position within the home, featuring a walk-in wardrobe and en suite bathroom, which is currently prepared for the incoming buyer to complete to their own specification—offering a rare opportunity for personalisation within a turnkey luxury setting.





SELLER INSIGHT

“When we first bought the plot in 2018, it was a modest two-bedroom bungalow,” say the owners. “We could immediately see potential and knew we could create something really special. We moved out while the work was being carried out and, when it was completed in 2024, it had become the family home we’d always imagined.”

Set back on a private road on the slopes of South Hill, Newlands enjoys a wonderfully peaceful position surrounded by mature trees. “The location was one of the biggest reasons we fell in love with it,” they say. “With no through traffic, it feels incredibly safe and secluded. We chose the charred timber cladding because we wanted the house to blend into its surroundings and have the feeling of a contemporary treehouse. Sitting outside with a morning coffee, listening to the birds, it’s hard to believe we’re so close to the centre of Chislehurst.”

Designed around modern family life, the house has been transformed into a striking contemporary home filled with light and space. “We wanted people to walk in and immediately say ‘wow,’” explain the owners. “The triple-height entrance hall creates that feeling, with every room flowing naturally from it while still having its own character.” Double-height ceilings, oversized doors and mezzanine levels in bedrooms enhance the sense of space, while the principal suite enjoys peaceful views through picture windows that frame the surrounding trees.

Outside, the tiered garden has been designed to be both practical and enjoyable. “The children have loved exploring it,” they say. “There are different levels, little hiding places amongst the trees and plenty of space for games, while we’ve hosted so many barbecues and gatherings with family and friends. It’s surprisingly low maintenance, which means we’ve spent more time enjoying it than working in it.”

“Our neighbours have been fantastic,” say the owners. “There’s a real community here, with everyone looking out for each other and regular get-togethers. Elmstead Woods station is just a five-minute walk away, making London incredibly accessible, while Chislehurst High Street, excellent schools and lovely independent shops are all close by.”

“We’ll miss the feeling this house gives us most of all,” they reflect. “Every decision was made with our family in mind, and we’ve created a home that’s peaceful, spacious and filled with light. It’s been built with so much love, and that’s something we’ll always treasure.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





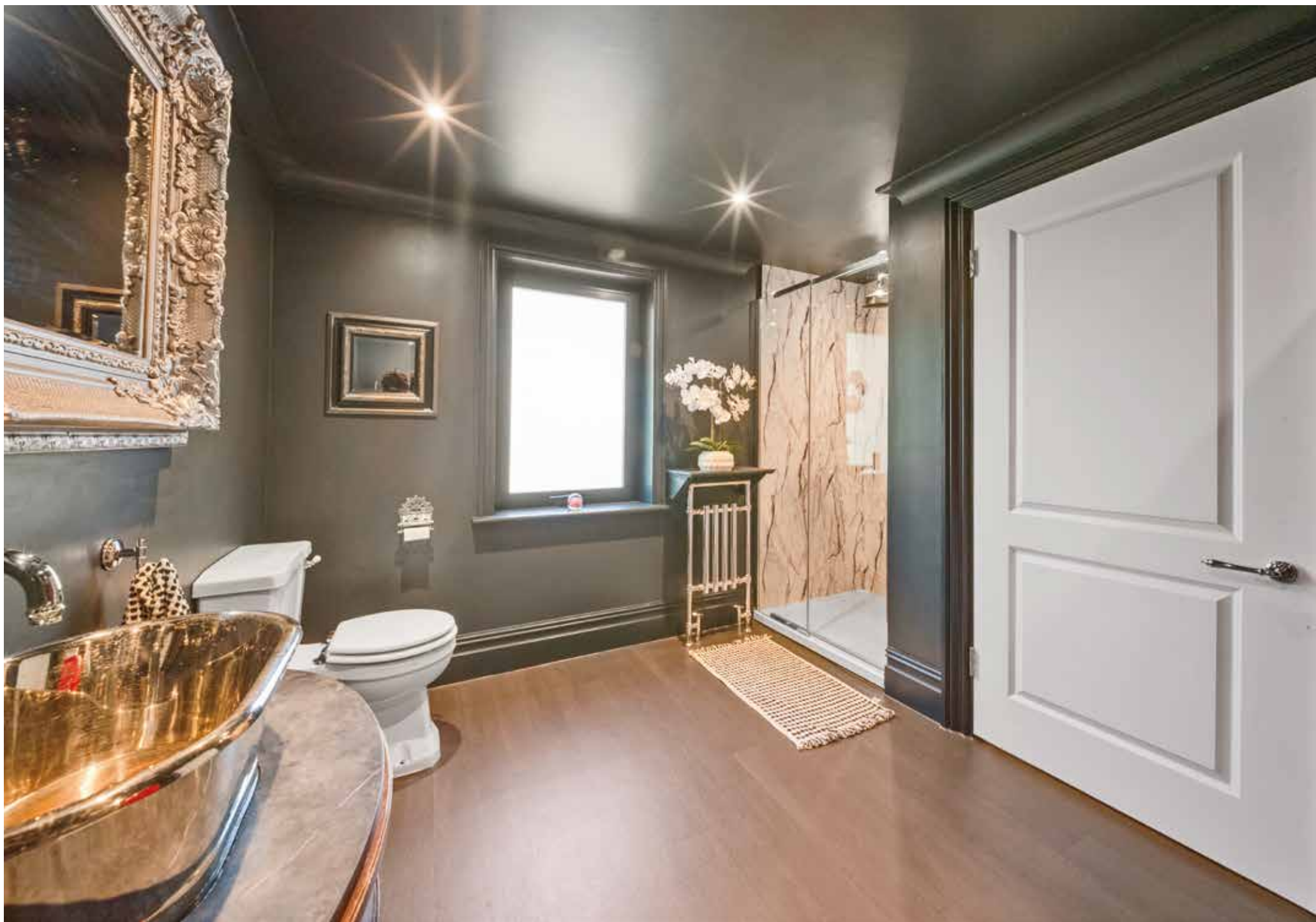




















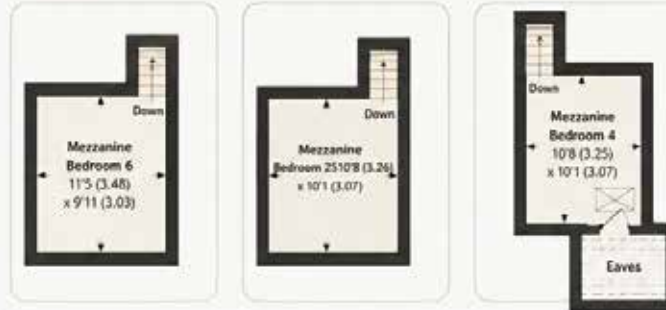


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GROUND FLOOR



MEZZANINE FIRST FLOOR



FIRST FLOOR



APPROXIMATE AREA

Approximate Area = 3814 sq ft / 354.3 sq m

Limited Use Area(s) = 57 sq ft / 5.2 sq m

Garage = 455 sq ft / 42.2 sq m

Total = 4326 sq ft / 401.9 sq m

Denotes restricted
head height

For identification only - Not to scale.

DOUBLE GARAGE



Tenure: Freehold
Council Tax Band: GH





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