

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 estate of Farnborough Park, this substantial five-bedroom detached house offers approximately 3,916 sq ft of generously proportioned accommodation, entertaining spaces and a south-facing garden with heated outdoor swimming pool. Offered with no onward chain.

Approached via a carriage driveway and integral garage, the house features a welcoming entrance hall with galleried landing, formal dining room, study and spacious kitchen/breakfast room. A particular highlight is the impressive glazed-roof recreation room, opening onto the garden through bi-folding doors and offering flexible use as a gym, bar or additional entertaining space.

Upstairs are five bedrooms, including a principal suite with dressing room and en suite bathroom, two further en suite bedrooms and a family bathroom. Planning consent has been granted for a sixth bedroom suite at second-floor level.

The private, south-facing garden features a heated swimming pool and newly laid poolside terrace, ideal for entertaining. The property also offers scope for a purchaser to introduce their own design vision.

Farnborough Park is an established private residential estate, with controlled access, a staffed gatehouse, CCTV and 24-hour security patrols. Locksbottom Village, Bromley and Orpington offer shops, restaurants and amenities, while Orpington station provides convenient rail connections to Central London.







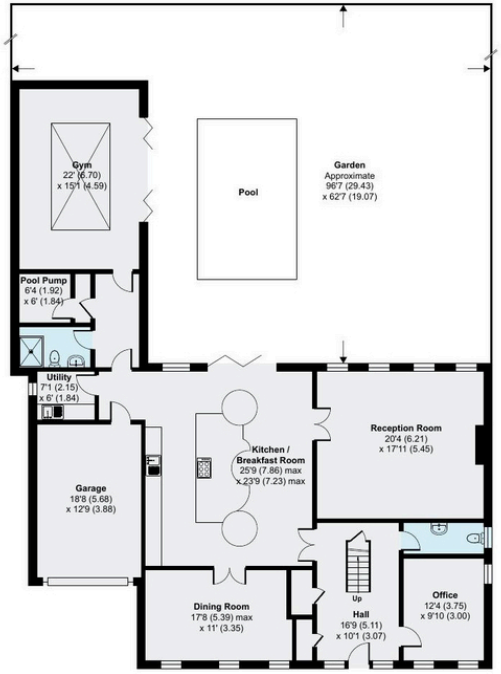


Bay Trees, Birch Mead, Orpington, BR6

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

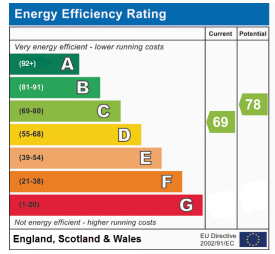


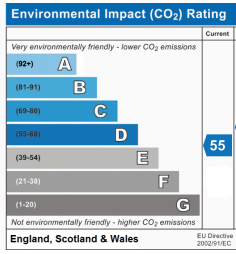
FIRST FLOOR



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