



Superb detached family house of generous proportions, set within delightful gardens of about half an acre.

Crossways, Church Road, Chelsfield, Orpington, Kent, BR6 7SN

Guide Price £1,950,000 Freehold





- Immaculately presented
- Well-proportioned accommodation
- Gym
- Attractive & established gardens
- Garage & ample off road parking
- Chelsfield station approx. 1 mile

About this property

Crossways is an impressive detached family house of generous proportions providing versatile and spacious accommodation arranged over two floors, ideal for both family living and formal entertaining. Salient features include a stylish kitchen, modern bathroom suites, well-proportioned living space, leadlight windows, recessed lighting and a feature fireplace. Also of particular note are the impressive gardens, which provide superb al fresco entertaining areas and amount to about half an acre in total.

- The reception rooms provide superb spacious living areas ideal for both formal entertaining and family living. They comprise a sitting room with a striking brick inglenook fireplace inset with a wood burning stove and doors opening to the rear terrace, and an adjacent triple aspect dining room which is connected to the sitting room with internal double doors, presenting a superb area for entertaining, together with a double aspect snug.

- The stylish Chambers kitchen/breakfast room is fitted with a comprehensive range of wall and base cupboards with integral appliances. There is a central island unit incorporating a breakfast bar and a door to outside. A well-appointed utility room and WC adjoins, providing further storage and space for appliances.

- An impressive drinks bar has French doors to the paved terrace, with office and storage space above.

- There is an adjoining bedroom with built-in storage cupboards, doors leading to the terrace and a stylish en suite bathroom, offering the opportunity to be utilised as a self-contained guest suite.

- A cloakroom completes the ground floor.

- Arranged over the first floor are three double bedrooms, all with built-in storage cupboards and two enjoying a double aspect.

- A well-appointed family bathroom completes the accommodation.

- Crossways is approached through a gated entrance with a block paved driveway providing ample off road parking and leading to the garage.

- The impressive rear garden is predominantly laid to lawn, interspersed with a variety of deciduous and evergreen trees, and well stocked flowerbeds providing colour and interest. A paved terrace with a brick built barbeque area spans the rear of the property and is ideal for al fresco entertaining. There is also a well-appointed gym and a detached workshop. In total the plot amounts to about half an acre.



Local Information

• Comprehensive Shopping:

Bluewater Shopping Centre, The Nugent Shopping Centre, Intu in Bromley and Orpington High Street.

• Mainline rail services:

Chelsfield (1 mile) to London Bridge, Waterloo East, Charing Cross and Cannon Street. Knockholt (1.3 miles) to London Bridge, Waterloo East and Charing Cross.

• **Primary Schools:** Green Street Green, Warren Road, Farnborough, The Highway, Pratts Bottom and Chelsfield.

• **Secondary Schools:** St Olave's, Burwood, The Priory, Newstead Wood, Darrick Road, Ravens Wood, Bishop Justus C of E and Charles Darwin.

• **Private Schools:** Bromley High, Russell House, Bickley Park, Farringtons, Radnor House and Sevenoaks.

• **Leisure facilities:** Chelsfield Lakes Golf Course and High Elms Golf Course. Chelsfield Equestrian Centre, Westcombe Park Rugby Club and Walnuts Leisure centre in Orpington.

• **Motorway Links:** Junction 4 of the M25 is within easy reach and provides access to London, Dartford River Crossing, Bluewater Shopping Centre, the South Coast, Ebbsfleet International and the Channel Tunnel Terminus (M20).

• All distances are approximate

Tenure

Freehold

Local Authority

Bromley District Council, Bromley

Council Tax

Band = G

Energy Performance

EPC Rating = D

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Sevenoaks Office.

Directions

From Sevenoaks proceed along the London Road through Dunton Green and continue to the roundabout. Take the third exit (A224) onto Polhill and continue up the hill to the roundabout. Take the 3rd exit (A224) sign posted Orpington, St Marys Cray and Chelsfield and continue to the next roundabout. Take the third exit and continue for approx. 0.8 miles before turning left to Church Road. The entrance to Crossways will be found on the right hand side after approx. 0.7 miles.





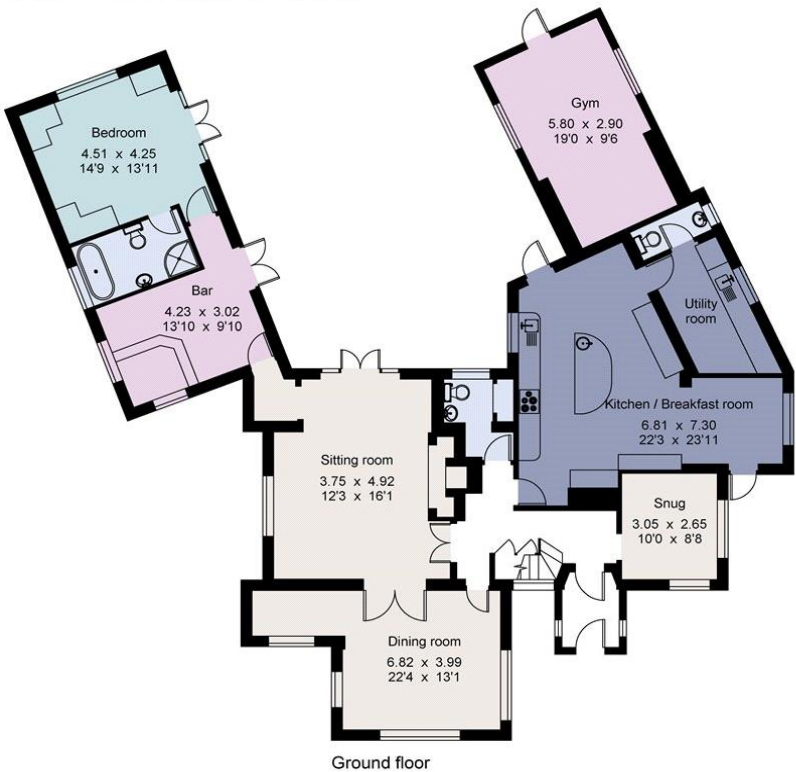
Crossways, Church Road, Chelsfield, Orpington, Kent, BR6 7SN
Gross Internal Area 2,975 sq ft, 276.4 m²
Workshop 131 sq ft, 12.2 m²
Garage 196 sq ft, 18.3 m²
Total 3,302 sq ft, 306.9 m²

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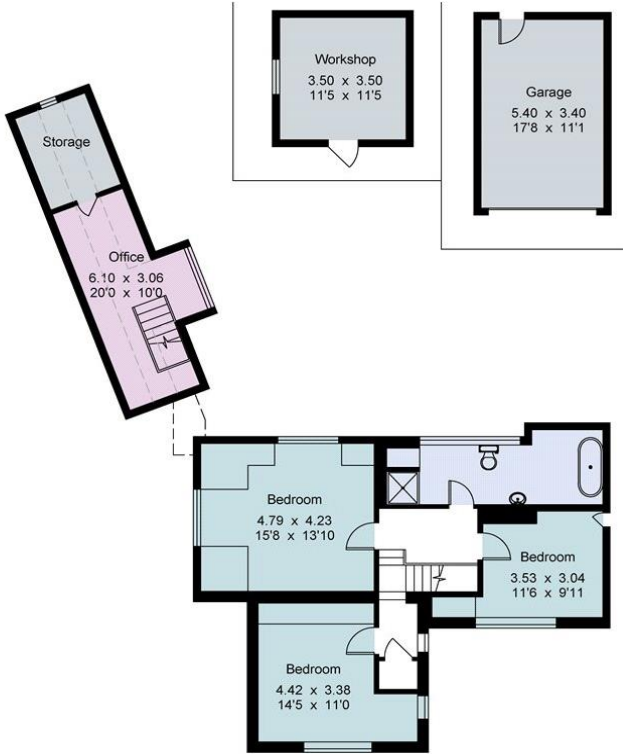


Crossways

Gross internal area (approx) 276.4 sq m/ 2975 sq ft
Workshop 12.2 sq m/ 131 sq ft
Garage 18.3 sq m/ 196 sq ft
Total 306.9 sq m/ 3302 sq ft



Ground floor



First floor

For identification only - Not to scale
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	61	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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