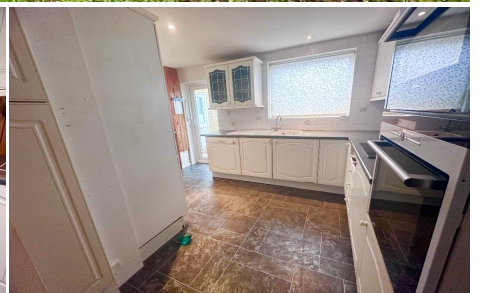


5 Bedroom Detached House for Sale - £1,150,000

Roseneath Close, Chelsfield Hill, Chelsfield Park, Kent, BR6 7SR



KEY FEATURES

- FANTASTIC POTENTIAL • CHELSFIELD PARK LOCALITY • FIVE BEDROOM DETACHED HOUSE • THEATRE ROOM / BEDROOM 5 • TWO RECEPTION ROOMS • POPULAR CUL DE SAC POSITION • PANORAMIC VIEWS OVER COUNTRYSIDE • SECLUDED CORNER PLOT • HEATED SWIMMING POOL • COUNCIL TAX BAND G

Description

Situated on an enviable corner plot within Chelsfield Park is this detached 5 bedroom detached family home with panoramic views over adjacent Green Belt and Countryside. The property comprises of a great size living room with steps down from the hallway, sliding doors to additional extension room which has been used as an in house performance theatre for many years for entertainment and to raise funds in support of many charities. Further rooms to the ground floor include a ground floor cloakroom/wc, study room, fitted kitchen with door to utility room and further door to the garage.

To the first floor can be found a master bedroom with Juliet balcony and access to a large en-suite room with double corner shower, three further double bedrooms and a family bathroom.

The exterior of the property enjoys a large corner plot to include a large lawned front garden, screened garden to the side and a large rear garden with outdoor swimming pool. The former home of Mr Brian Matthew, award winning Radio & TV Broadcaster, Producer and Actor.

To truly appreciate the potential of this fantastic family home, please call Bishop Estates for further information and an appointment to view on 01689 873 796.

Location

From our office, turn left onto the A232 and left again onto the A21. At the traffic lights continue straight on taking the second exit at the next three roundabouts. At the Pratts Bottom roundabout take the first exit onto Chelsfield Hill turning left onto Roseneath Close. Number 1 can be found first on the left.

The property is approximately 1 mile to Chelsfield Station and is close to local shops, golf courses and Pratts Bottom Village school. The M25 is approximately 2 miles to junction 4.

Ground Floor

ENTRANCE PORCH - 8' 11" x 4' 9" (2.75m x 1.46m) UPVC door to side, further door to entrance hall.

ENTRANCE HALL - Carpet, under stairs cupboard with shelving, further large storage cupboard.

CLOAKROOM - Low level wc, wash hand basin inset vanity unit, double glazed frosted window to front, part tiled walls.

FAMILY / LIVING ROOM - 19' 8" x 12' 1" (6m x 3.7m)
Carpeted stairs down to reception space, carpet, large double glazed picture window to rear, door to dining room, double UPVC doors leading to the garden patio, metal double opening doors and further sliding door to



performance studio / bedroom 5.

DINING ROOM - 12' 1" x 12' 1" (3.7m x 3.7m) Double glazed patio doors, radiator.

FITTED KITCHEN - 13' 3" x 11' 9" (4.06m x 3.59m) Fitted kitchen with a range of wall and base units with work tops over, sink unit with mixer tap and drainer, built in Siemens double oven, built in fridge freezer, double glazed window to side and front, double glazed UPVC door to utility area, lino floor, part tiled walls, display cabinets.

UTILITY ROOM - 12' 1" x 8' 10" (3.7m x 2.7m) UPVC front door to the front of the house, sliding double glazed doors to rear garden, personal door to garage, sink unit with taps.

PERFORMANCE STUDIO / BEDROOM FIVE - 21' 7" x 12' 1" (6.6m x 3.7m) (Originally used as a Theatre room for entertaining) Two radiators, sliding double glazed patio doors to garden, solid wood flooring, wooden ceiling, stairs to stage area, wall and ceiling lighting, door to study.

STUDY ROOM - 12' 1" x 7' 6" (3.7m x 2.3m) Double glazed window to front, wood block herringbone design flooring, double radiator, spot lights, door to Performance Room / bedroom 5.

First Floor

LANDING - Carpeted with turned staircase, half landing area, double glazed window to front.

MASTER BEDROOM - 15' 1" x 12' 5" (4.6m x 3.8m) Fitted wardrobe cupboard, radiator, sliding patio doors to rear with enclosed juliet balcony area. Door leading to en suite:

EN SUITE SHOWER ROOM - 10' 11" x 8' 7" (3.34m x 2.62m) Double corner shower cubicle, radiator, part tiled walls, low level wc, double glazed frosted window to front, radiator, sink unit with mixer tap and vanity storage and drawer units under, further storage and wall units along one wall, low level wc.

BEDROOM TWO - 12' 9" x 11' 1" (3.9m x 3.4m) Double glazed window to rear, carpet.

BEDROOM THREE - 12' 5" x 7' 10" (3.8m x 2.4m) Built in wardrobe cupboard, radiator, double glazed window rear.

BEDROOM FOUR - 14' 2" x 8' 2" (4.34m x 2.51m) Double glazed window to rear

FAMILY BATHROOM - 9' 0" x 5' 4" (2.77m x 1.66m) Panelled bath, with mixer tap and shower attachment, pedestal wash hand basin, low level wc, part tiled walls, radiator, double glazed frosted window to front, lino floor covering.



Exterior

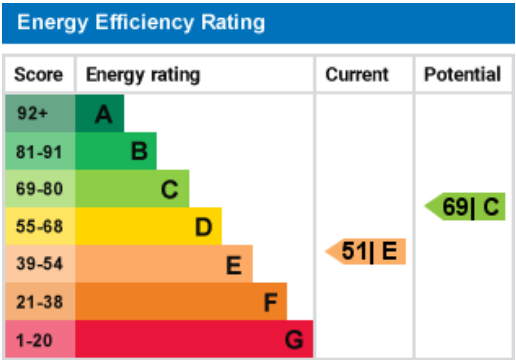
DOUBLE GARAGE - 19' 8" x 15' 4" (6m x 4.7m) With up and over door, power and light, door to side and further door leading from the utility area.

GARDENS TO FRONT SIDE AND REAR - 120' 0" x 100' 0" (36.6m x 30.5m) Arranged to three sides of the property, all areas mainly laid to lawn, small gate to side, flower and shrubs, three sheds, one housing filter pump for the pool and electric heat exchanger unit, crazy paved patio to the rear of the property.

ADDITIONAL PARKING TO THE FRONT - Ample off street parking for several cars to the front.

SWIMMING POOL - 26' 2" x 13' 1" (8m x 4m) With pool cover. Approximately 1.7m deep





Additional Information

- 1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
- 3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
- 4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
- 5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER BISHOP ESTATE AGENTS NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.