



£1,250,000

Sevenoaks Way, Orpington, BR5 3JE

Chattertons

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This is quite literally a one off and as the accommodation is so flexible the options of enjoying the house are plentiful. The property is detached and sitting on a very generous plot with private driveway to the front and massive rear garden complete with heated swimming pool. The heart of the house is the large lounge with double height ceiling and state of art projector and sound system with a galleried landing above, the rest of the accommodation includes a further 2 receptions (one could be bedroom 5), modern kitchen, 4 bedrooms (although one of the bedrooms should be divided in to 2 rooms as it is huge), bathroom and 2 additional cloakrooms. The double garage is integral and the loft is a walk in with great head room and so could be converted to a further bedroom subject to all normal consents. This property could be perfect for a larger or perhaps a blended family. The garden could easily accommodate a detached granny annexe which of course would be subject to planning, the possibilities really are endless. Located in a central location and close to great shops and services.



Detached house
Massive rear garden
Flexible accommodation
4 bedrooms but could be 5
Large lounge with double height ceiling
Backing on to Green belt

Entrance hall

Triple glazed bay window to the front, parquet flooring, door to integral garage

Ground floor cloakroom

Low level wc, pedestal wash hand basin, radiator

Lounge 20' 2" x 18' 9" (6.14m x 5.71m)

With double height ceiling, doors to the garden with windows either side, parquet flooring, state of the art projector system with slide down screen and projector with 2 elevated subwoofer speakers, double doors to the dining room

Dining room 18' 0" x 11' 11" (5.48m x 3.63m)

Triple glazed window to the front, skirting board radiator, tiled floor

Kitchen 11' 4" x 11' 0" (3.45m x 3.35m)

Triple glazed window, fitted wall and base units with laminated work surface, stainless steel single drainer sink unit with mixer taps, gas hob, oven, integrated fridge freezer, tiled wall and floor

Utility room

Door to the garden

Reception or bedroom 5 20' 0" x 12' 3" (6.09m x 3.73m)

Double glazed window, fireplace, carpet

Inner hallway

Window to front, bath

Swim spa heated pool
State of the art projector tv system
Private driveway with double garage
Perfect for blended or dual family
A true one off
Solar panels

Bedroom 2 15' 6" x 14' 8" (4.72m x 4.47m)

2 double glazed windows, built in wardrobes, carpet

En suite

Frosted double glazed window, panelled bath with mixer taps and shower attachment, low level wc, pedestal wash hand basin, tiled surround, tiled walls

Bedroom 3 12' 9" x 10' 11" (3.88m x 3.32m)

Triple glazed window, carpet, built in wardrobes

Ground floor cloakroom

Low level wc, wash hand basin, tiled floor

Stairs to first floor landing 27' 10" x 13' 10" (8.48m x 4.21m)

Galleried landing with fantastic elevated view of the lounge, 2 duplex windows, carpet

Bedroom 1 36' 11" x 16' 6" (11.24m x 5.03m)

This should be at least 2 bedrooms, double glazed bay window to rear, triple glazed window to the front, 2 radiators, laminate flooring

Bedroom 4 16' 5" x 6' 9" (5.00m x 2.06m)

Double glazed window, radiator, carpet

Loft 26' 0" x 21' 4" (7.92m x 6.50m)

Walk in loft space with great head height

Rear garden 125' 0" x 109' 5" (38.07m x 33.32m)

Massive garden, laid to lawn with patio, outside tap and lights, side access, swim spa pool with electric heater, summer house used as changing room with shower, generous side access to both sides

Integral garage 25' 5" x 22' 5" (7.74m x 6.83m)

Double garage with doors, private driveway to front providing parking for 3 cars





Whitecot, Sevenoaks Way, Orpington, BR5

Approximate Area = 2757 sq ft / 256.1 sq m (excludes void)

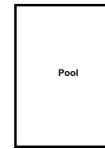
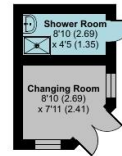
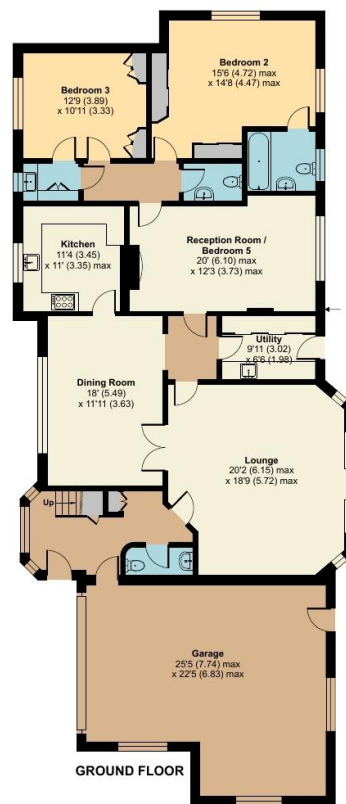
Limited Use Area(s) = 568 sq ft / 52.7 sq m

Garage = 499 sq ft / 46.3 sq m

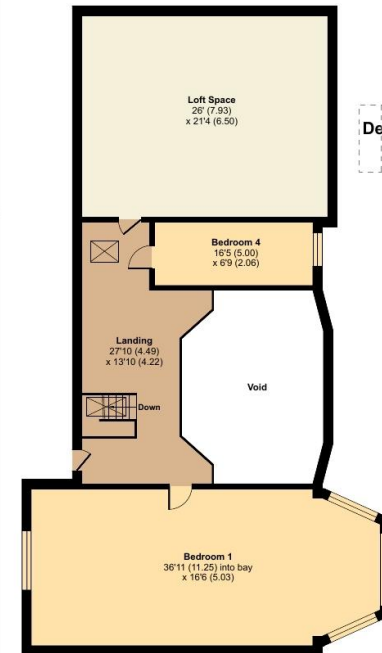
Outbuilding = 102 sq ft / 9.5 sq m

Total = 3926 sq ft / 364.7 sq m

For identification only - Not to scale



Garden
Approximate
125' (38.09)
x 109'5 (33.35)



Denotes restricted
head height

Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025.
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All dimensions are approximate and are quoted for guidance only, their accuracy cannot be confirmed. Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose. Buyers are advised to obtain verification from their solicitors as to the freehold/leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended / converted as to Planning approval and Building Regulation compliance. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout is included this is for general guidance only, it is not to scale and its accuracy cannot be confirmed. Ref Code:

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