



Loxwood

Holwood Park Avenue, Orpington, Kent

**STRUTT
& PARKER**

BNP PARIBAS GROUP

Situated on the prestigious Keston Park Estate, an attractive and thoughtfully planned house

The property has light and spacious rooms together with a staff flat, a triple garage, tennis court and gardens of about 1.19 acres in all



4 RECEPTION ROOMS



6/7 BEDROOMS



6 BATHROOMS



TRIPLE GARAGE



1.19 ACRES



FREEHOLD



RURAL/VILLAGE



5,150 SQ FT



**GUIDE PRICE
£4.25M**



The property

This attractive house has elevations of mellowed brickwork partially relieved by render and brick and decorative timbers under a pitched roof.

The accommodation is arranged over ground, first and second floors.

An impressive entrance hall and imposing oak split staircase with oversized ball finials leads to the upper floors. The hall gives access to the principal reception rooms. The study is fully fitted and includes desk, cupboards and book shelving.

The drawing room has a lovely double aspect and includes a bay window built in cocktail type cupboard and shelving, stone fireplace and overmantel, decorative wood flooring and spacious dining room.

The sitting room has a double aspect, a stunning fire place and a door to the staff flat.

The kitchen breakfast room has a long range of both granite and quartz work surfaces, cupboards, draws and a large central island unit, high level wall

cupboards and integrated appliances. There is an adjacent breakfast room with corner cupboards and a breakfast bar.

There is a utility room and wine store/cellar.

On the first floor, the principal bedroom has a balcony a large walk in dressing room and further range of cupboards as well as a spacious ensuite bath/shower room sumptuously appointed in marble and wood. On the first floor there are four further bedrooms three of which have en suite bathrooms..

On the second floor there is a further bedroom and bathroom.

The staff flat comprises a bed/sitting room, a kitchen and bathroom.





Outside

Loxwood is approached by heavy iron electrically operated gates and over a stone paved drive which also provides plenty of parking and access to the triple garage.

The gardens and grounds are principally laid to lawn interspersed by a variety of young and mature trees and shrubs.. The gardens afford much privacy. There is an all-weather tennis court and a large terrace which is ideal for entertaining.

In all about 1.19 acres.

Location

There are local supermarkets and shops in Bromley with more extensive facilities in Sevenoaks under 14 miles away. Keston village is very pretty and has a village hall, pub and post office.

There are some outstanding private schools for boys and girls within easy daily driving distance including: Sevenoaks School, Tonbridge School, Bromley High School, Eltham College, St Olaves, Newstead Woods, New Beacon, Walthamstow Hall, Trinity School, Whitgift School, James Allen's Girls School, Dulwich College, Alleyns School. Orpington (3.5 miles): London Bridge from 18 minutes, Waterloo East from 20 minutes, Cannon Street from 25 minutes, Charing Cross from 24 minutes.

Bromley South (3.7 miles): Victoria from 16 minutes.



Distances

- Orpington 3.5 miles
- Bromley South 3.7 miles
- M25 Junction 4, 8 miles
- Biggin Hill 1.7 miles
- City Airport 16 miles

Nearby Stations

- Orpington
- Bromley South

Key Locations

- Chelsfield Lake
- West Kent Golf Club
- Lullingstone Park Golf Club

Nearby Schools

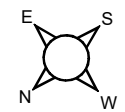
- St Olaves
- Eltham College
- Newstead Woods
- Bromley High School
- Whitgift School
- James Allens School
- Dulwich College
- Alleyns School
- Sevenoaks School
- Tonbridge School
- Walthamstow Hall
- Trinity School











Floorplans

House internal area 5,150 sq ft (478 sq m)
For identification purposes only.

Directions

Post Code BR6 8NG
what3words: ///slope.ashes.take

General

Local Authority: Bromley District Council

Services: All mains services including gas

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: H

EPC Rating: D

The position & size of doors, windows, appliances and other features are approximate only.

☐☐☐ Denotes restricted head height

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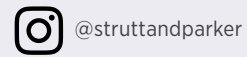
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