



36 Meadow Way
Farnborough Park, Orpington

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

An exceptional four-bedroom detached residence in a sought after gated private estate - Farnborough Park

A striking detached house offering stylish, luxury accommodation, set within an exclusive gated private community. Immaculately presented throughout with pristine gardens, the property is conveniently located for the amenities of Orpington, Bromley and with excellent transport link to Central London.



4 RECEPTION ROOMS



4 BEDROOMS



2 BATHROOMS



CARPORT & GARAGE



SOUTH FACING GARDEN



FREEHOLD



TOWN



2,996 SQ FT



**GUIDE PRICE
£2,595,000**



The property

36 Meadow Way is a magnificent property offering almost 3,000 sq ft of light-filled living space, with white rendered elevations, double glazed leaded windows, a swooping tiled roof and beautifully maintained gardens.

On the ground floor, the welcoming reception hall leads to the principal living and entertaining areas. An open, squared archway gives way to the 25ft dining room at the rear, which features full-height windows and French doors opening onto the south-facing garden. There is a comfortable and well-proportioned formal sitting room with dual aspect windows to the front and rear and French doors opening to the patio area. There is also a family room providing relaxed living space with its contemporary fireplace and built-in storage and media unit.

The bespoke Stoneham kitchen is well-equipped with dual Siemens ovens, a gas hob and an extractor hood, a Miele wine cooler and a Quooker Tap. Both the kitchen and utility room are fitted with Stoneham units to base and wall level. There is also space for a

breakfast table for informal dining and French doors opening to the garden.

Also on the ground floor is a large single garage, which is currently being used as a home gym and a store room housing central heating boiler.

Upstairs there are four immaculate bedrooms, including the generous principal bedroom with its Hammonds built-in wardrobes and a Hammonds bespoke walk-in dressing room. The en suite shower room has a double sink, marble walls, a marbled floor with underfloor heating and a walk-in shower.

Two further bedrooms have Hammonds built-in wardrobes one of which would be ideal for use as a large dressing room if required. The first floor also has a family bathroom with underfloor heating, marble walls and an over-bath shower.

The property has planning consent granted for the erection of a swimming pool and associated outhouse. There is also planning consent for demolition of the house and erection of a replacement two storey, four bedroom house.



Outside

The property is situated on a peaceful, leafy residential avenue and features an in/out, block-paved driveway, with a crescent shaped lawn at the front and high border hedgerows providing screening from neighbouring homes. There is plenty of parking space on the driveway, with covered parking under the carport.

At the rear, the south-facing garden offers a wide patio which is ideal for al fresco dining, with steps leading to a beautifully maintained lawn, bordered by well-stocked beds and enclosed by high timber fencing. Towards the end of garden are several tall, mature trees, adding to the sense of peace and privacy.

Farnborough Park is a private and gated estate with 24 hour manned security.

Location

The property is located in sought-after Farnborough Park within easy reach of Bromley, Orpington and the M25, yet with beautiful rolling Kent countryside on its doorstep.

There are various amenities in Locksbottom including supermarkets and local shops, pubs and restaurants, while Orpington town centre is just two miles away with its wealth of further shops and facilities.

Bromley town centre, just three miles away, provides excellent shopping and leisure facilities, with large supermarkets and extensive high street shops at The Glades shopping mall.

Orpington's mainline station is around a mile and a half away, providing excellent commuter links to London Bridge, Charing Cross and Cannon Street. . Bromley South mainline station takes you to London Victoria (18 minutes). By road, the M25 is just five miles away.



Distances

- Orpington 2.0 miles
- Bromley 3.0 miles
- Beckenham 5.5 miles
- Croydon 8.2 miles
- Sevenoaks 11.0 miles
- Central London 15.0 miles

Nearby Stations

- Orpington
- Bromley South

Key Locations

- Down House
- Chartwell
- Hever Castle
- Chiddingstone Castle
- Eden Valley Museum
- Knole House (Sevenoaks)

Nearby Schools

- Browns School
- Baston House School
- TLC The Learning Centre
- Woodview
- Clannad Education Centre
- Farringtons School
- Bickley Park School
- Breaside Preparatory School
- Bromley High School (GDST)
- Babington House School
- Eltham College
- Sevenoaks





Floorplans

Main House internal area 2,996 sq ft (278 sq m)
 Store internal area 85 sq ft (8 sq m)
 Total internal area 3,081 sq ft (286 sq m)
 For identification purposes only.

Directions

BR6 8LW
 what3words: ///chop.reds.search
 This brings you to the driveway

General

Local Authority: Bromley Council
 Services: Mains electricity, gas, water and drainage
 Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>
 Council Tax: Band G
 EPC Rating: D
 Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

The position & size of doors, windows, appliances and other features are approximate only.
 □□□ Denotes restricted head height
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Sevenoaks

15 Bank Street, Sevenoaks, Kent, TN13 1UW

01732 459 900

sevenoaks@struttandparker.com
 struttandparker.com



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