

Ibbett Mosely

Sopwith Close, Biggin Hill, TN16 3UW


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BREAD

A deceptively spacious detached five bedroom family home extending to just over 3,000 sq ft with excellent living accommodation, ideal for entertaining. The property is located in a small residential cul-de-sac, to the top of Biggin Hill, and has country views to the back across the valley to fields beyond.

- Five Bedrooms
- Three Bathrooms (One En-Suite)
- Open Plan Kitchen/Breakfast Room
- Split Level Living Room and Lower Lounge
- Separate Dining Room and Lower Ground Floor Cinema Room
- Utility Room * Cloakroom
- Gas Central Heating
- Double Glazed Windows and most Doors
- Rear Garden and Woodland
- Double Garage and Parking



PRICE FREEHOLD £800,000

DESCRIPTION

Nestled in the cul-de-sac of Sopwith Close, Biggin Hill, this spacious detached family home offers an exceptional living experience. With five generously sized bedrooms, this property is perfect for families seeking both comfort and space. Spread over four floors, the home boasts a layout that provides ample room for relaxation and entertainment; the inviting living areas are designed to accommodate gatherings, making it an ideal setting for hosting friends, family and offers. Another feature of this property is the stunning countryside views to the rear that can be enjoyed on all levels.

LOCATION

In the upper part of Biggin Hill, a short walk of local shops and facilities including a Waitrose Supermarket and a Tesco Express. There is a library, swimming pool and medical centre. There are schools for all ages within Biggin Hill and additional state and private schools in the surrounding villages and towns, there are also various sporting and recreational facilities including a nearby golf course. Bus services to stations at Hayes, Orpington and Bromley, as well as the Croydon Tram link at Addington. M25 access from Junction 4.

GROUND FLOOR - FRONT

ENTRANCE HALL

With radiator, double glazed window to the back, door to the garage and alarm control panel.

BEDROOM

To the front of the house with radiator and double glazed window.

BEDROOM

Currently used as an office with radiator and double glazed window to the back.

BATHROOM

With a shaped corner bath with mixer tap and separate hand spray, w.c, and hand basin with drawers and cupboards under. Radiator, double glazed window, part-tiled walls and extractor fan.

FIRST FLOOR

LANDING

With double glazed windows to the front and back. Hatch with fitted ladder to loft space.

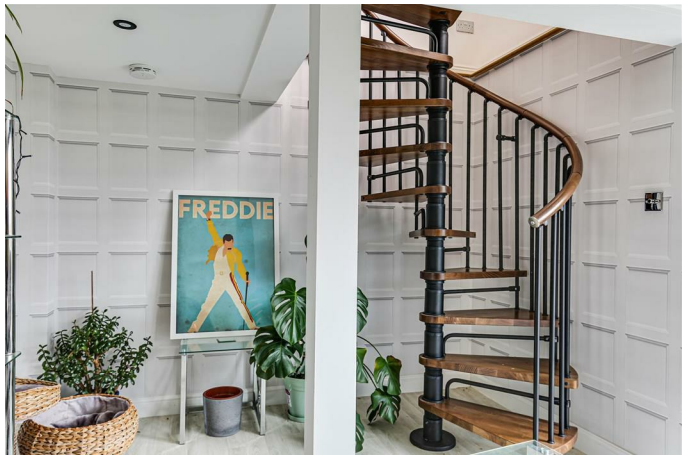
BEDROOM ONE

With radiator and double glazed window to the back.









EN-SUITE SHOWER ROOM

With walk in shower cubicle, w.c, and hand basin with drawers and cupboards under, and mirror with side cupboards over. Chrome ladder style towel rail, radiator, tiled walls and flooring, extractor fan and double glazed window.

BEDROOM

To the back of the house with radiator and double glazed window.

BEDROOM

To the front of the house with radiator and double glazed window.

BATHROOM

With enclosed bath with mixer tap and shower over, w.c, and hand basin with drawers and cupboards under. Radiator, tiled walls, extractor fan and double glazed window.

LOWER GROUND FLOOR

HALL

With radiator and cupboard under the stairs.

CLOAKROOM

With w.c, hand basin with drawers and cupboards under, part tiled walls, radiator and extractor fan.

UTILITY ROOM

Fitted with base and wall units, single drainer one and a half bowl stainless steel sink unit, cloak cupboard, plumbing for washing machine and point for tumble dryer, extractor fan, double glazed window and wood effect flooring.

LIVING ROOM

With radiator, wall light points, decorative fireplace with fitted gas fire. One step down to the lower lounge.

LOWER LOUNGE

With two radiators, double glazed windows and double glazed Juliette doors to the back with external railings, wall light points and folding glazed doors to the dining room.













DINING ROOM

With double glazed Velux windows and double glazed Juliette doors to the back with external railings, wall light points. Spiral stairs to the lower ground flor and one step up to the kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM

Fitted with a range of base and wall units. Inset single drainer one and a half bowl stainless steel sink unit, plumbing for a dishwasher, hob, double oven and extractor. Space for American style fridge/freezer. Double glazed windows and door to the side, two radiators, tiled flooring and door to the hall.

LOWER GROUND FLOOR

GAMES/CINEMA ROOM

With underfloor heating and double glazed bifold doors to the terrace and garden.

OUTSIDE

DOUBLE GARAGE

With electric up and over door, light, power, wall mounted gas boiler for heating and hot water and hot water cylinder. There is parking to the front of the house.

GARDEN

There is side access either side of the house to the back garden which is located on the west side, there is a paved terrace, lawn, plants and shrubs and a greenhouse. Beyond the main area of garden is a wooded area with a variety of trees.

COUNCIL TAX

The property is in the Bromley district and is in council tax band 'G'

SERVICES

Mains gas, water, electricity and drainage are connected to the property.

DIRECTIONS

Leave Biggin Hill on the A233 towards Bromley, pass the shops and the petrol garage. Turn left opposite the Black Horse Pub into Hillcrest Road. Sopwith Close will be on the right.

Sopwith Close, Biggin Hill, TN16

Total Floor Area: 279.3 m² ... 3007 ft²



Second Lower Ground Floor
Total Floor Area 16.5 m² ... 177 ft²

Lower Ground Floor
Total Floor Area 115.2 m² ... 1240 ft²

Ground Floor
Total Floor Area 73.6 m² ... 793 ft²

Top Floor
Total Floor Area 74.0 m² ... 796 ft²

Measurements are approximate, not to scale and for illustrative purposes only.
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Ibbett Mosely

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EPC Rating- C

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