



# HENRIETTA PLACE

Berry's Green TN16





# LUXURY NEW HOME IN EXCLUSIVE GATED DEVELOPMENT

Contemporary five-bedroom detached home designed with meticulous attention to detail, including an air source heat pump, zonal underfloor heating and air conditioning throughout, superfast broadband, and integrated Smart Home technology.



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EPC

B

Local Authority: Bromley

Council Tax band: G

Tenure: Freehold

Service charge: Approx £500 per annum



## GROUND FLOOR

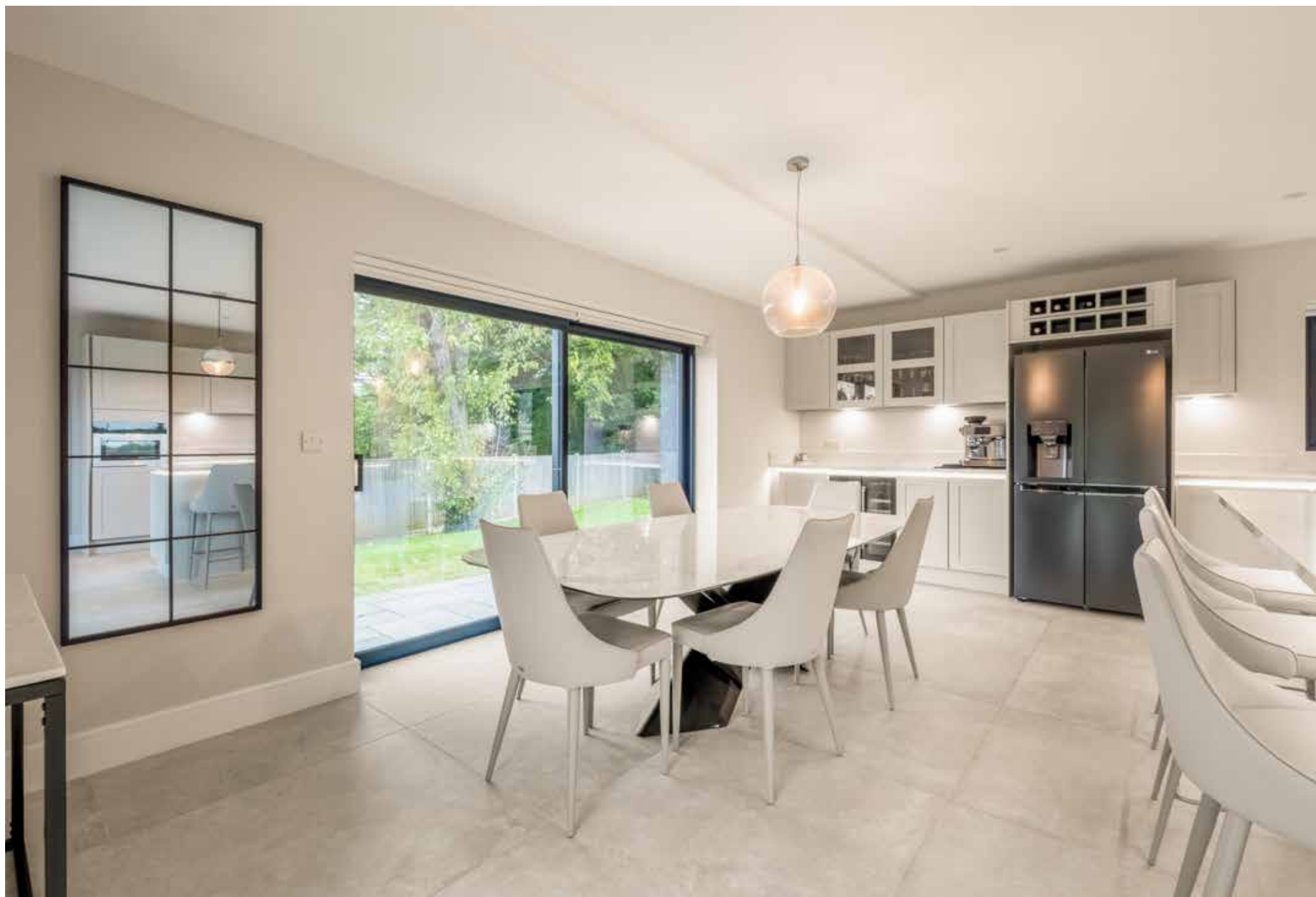
Built in 2024, this contemporary home has been improved by the current owners who have enhanced the home with thoughtful additions such as a stylish fireplace with wood burning stove, whole house air conditioning, a bespoke built-in desk and storage in the study, electric blinds on the ground floor and a practical garden shed.

The property effortlessly blends spacious living and entertaining areas. The generous open-plan kitchen/dining area boasts two sets of large sliding doors leading directly to the garden, a striking central island, handleless cupboards with stone worktops, Miele appliances, a Quooker boiling water tap and a separate utility room. The dual aspect sitting room with fireplace and wood burning stove has sliding doors opening onto the garden and patio, creating a seamless indoor-outdoor flow. A bespoke office space and guest WC complete the ground floor.













## FIRST FLOOR, GARDEN AND LOCATION

The principal bedroom features fitted wardrobes, a luxurious ensuite bathroom and French doors opening onto a balcony with views over the surrounding countryside and distant London skyline. Two additional bedrooms enjoy their own ensuite bathrooms, while the remaining two bedrooms share a well-appointed family bathroom. Most bedrooms are equipped with built-in wardrobes and fitted blinds or curtains.

Externally, the front driveway includes an EV charging point for convenience. The rear garden wraps around three sides of the house and is predominantly laid to lawn, bordered by laurel hedging and secure close-boarded fencing. A large terrace offers ample space for outdoor entertaining with the hot tub is available by separate negotiation. A service charge of approximately £500 per annum covers maintenance of the shared driveway, gate, and communal areas. The property benefits from the remainder of a 10 year Build Zone warranty.

Located in a rural location yet with train services to London Bridge in 15 mins accessed via Orpington station. Nearby Oxted and Westerham provide day to day amenities.







## 7 Henrietta Place

Gross Internal Area : 207.1 sq.m (2229 sq.ft.)



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Approximate Gross Internal Area = 207.1 sq m / 2229 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)





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