



Sinclair Hammelton

OFFERS IN THE REGION OF

£1,900,000

Barnet Wood Road

Bromley, BR2 7AA

PROPERTY SUMMARY

Rarely available, and having been in ownership for over fifty years, a substantial and truly unique five-bedroom detached family home, occupying an impressive plot of approximately one acre in a wonderfully secluded position on the edge of Hayes Village and Hayes Common.

Built in the 1920s, this characterful home offers generous and versatile accommodation arranged over two floors. The ground floor provides an excellent selection of reception areas, including a sitting room, lounge, dining room and study, together with a kitchen and larder, utility room, cloakroom/WC and ample storage.

To the first floor are five bedrooms, with attractive views towards Hayes Common, together with an en-suite bathroom, further family bathroom and separate WC.

One of the property's most impressive features is its extensive and beautifully established garden. Lovingly developed over many years, the grounds feature an abundance of mature trees, shrubs and colourful planting, creating a wonderfully private setting throughout the seasons. There is also a Mediterranean-style garden, meadow area, ponds/water features and wisteria, alongside a greenhouse, summer house, potting shed and log store.

The property benefits from a large private driveway and three garages, providing excellent parking and storage.

Hayes Village and Hayes Common are within easy walking distance, while Bromley and Orpington are also readily accessible. The property is well placed for highly regarded local schools, including Hayes Primary and Hayes School, as well as numerous sporting facilities including cricket, rugby, football and tennis clubs.

For commuters there is a choice of, Hayes, Bromley South and Orpington stations providing convenient connections into London.

A rare opportunity to acquire a substantial family home offering space, privacy and extensive grounds in one of Hayes' most distinctive settings.

Call to book your viewing appointment.

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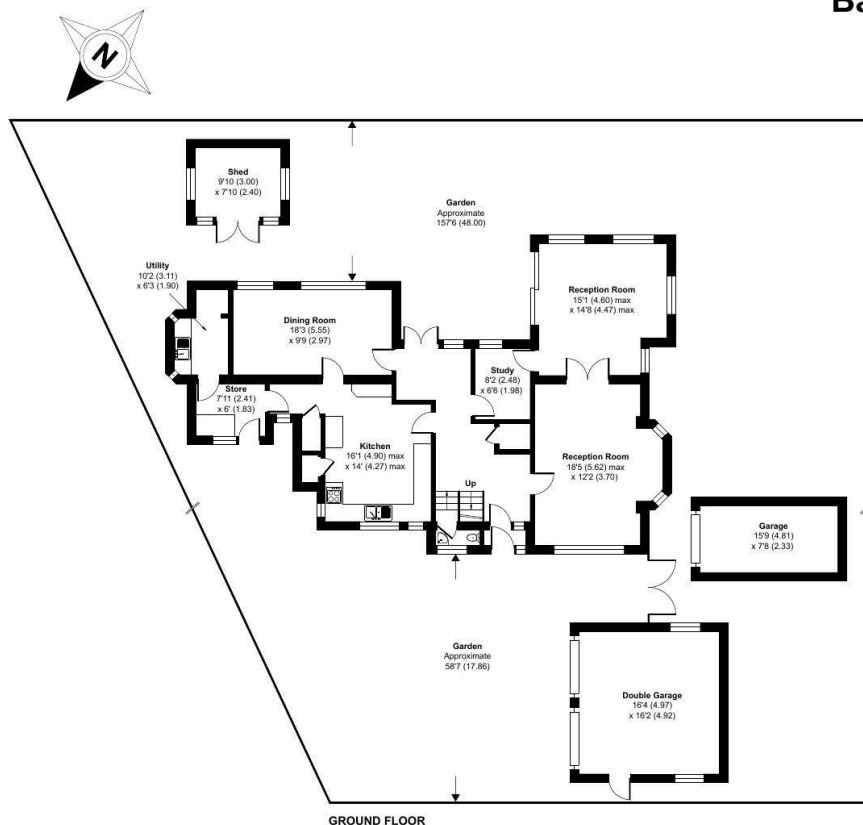
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Barnet Wood Road, Bromley, BR2

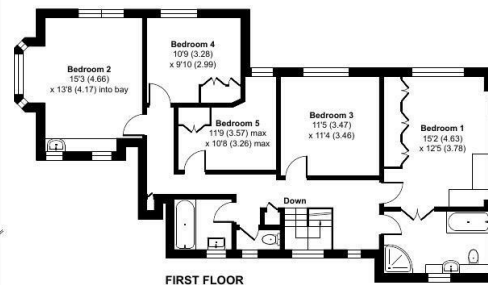
Approximate Area = 2342 sq ft / 217.5 sq m

Garage = 384 sq ft / 35.6 sq m

Outbuilding = 78 sq ft / 7.2 sq m

Total = 2804 sq ft / 260.3 sq m

For identification only - Not to scale



LOCAL AUTHORITY

TENURE

Freehold

EPC RATING:

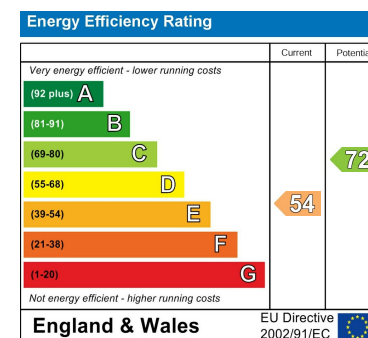
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COUNCIL TAX BAND

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VIEWINGS

By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Withers & Curling. REF: 1525243

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