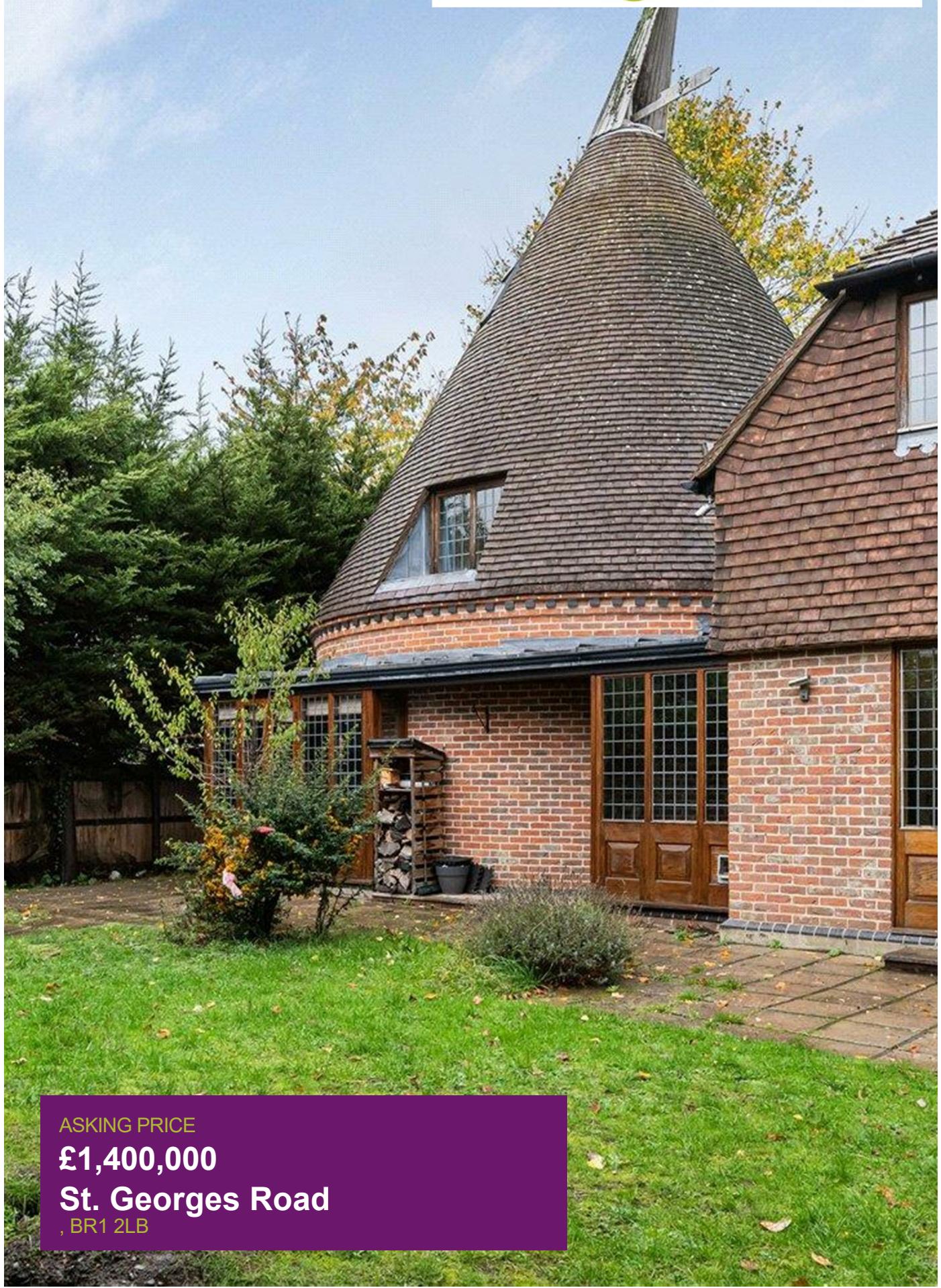


Sinclair  Hammelton



ASKING PRICE

**£1,400,000**

**St. Georges Road**  
, BR1 2LB

## PROPERTY SUMMARY

The Oast House, purpose-built in 1994 and winner of the Bromley Borough Design Award, offers modern comfort combined with historic charm. Situated on one of Bickley's most prestigious roads, this unique home is nestled on a private corner plot. Upon entering through the gates, you are greeted by the breathtaking circular klin that leads to the front door. The entrance porch opens into a welcoming hallway with a wraparound staircase and doors that overlook the garden. The main reception room features a beautiful curved design with exposed brick, complete with a log burner and French doors opening onto the garden. There is a second reception room, a fully fitted kitchen, a utility room and a guest W/C. On the first floor, vaulted beam ceilings enhance the property's character. There are three spacious double bedrooms, two with en-suite bathrooms, a single bedroom, and a family bathroom. The top floor offers a versatile space currently used as a fifth bedroom, which could also serve as a home office or playroom. The lower ground floor provides additional leisure space, including a gym and a cinema room. Externally, the property benefits from a private garden and secure off-street parking. Viewing is highly recommended to appreciate everything this exceptional home has to offer. EPC: C

Freehold  
COUNCIL TAX - H

4



3



2

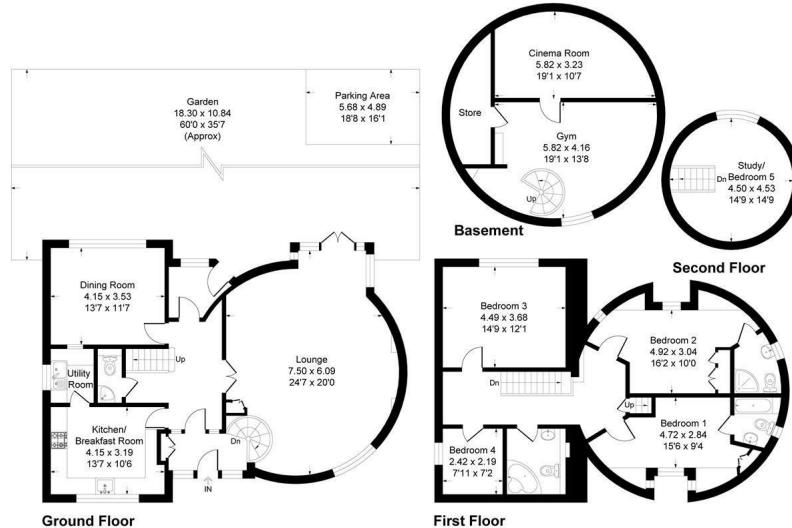






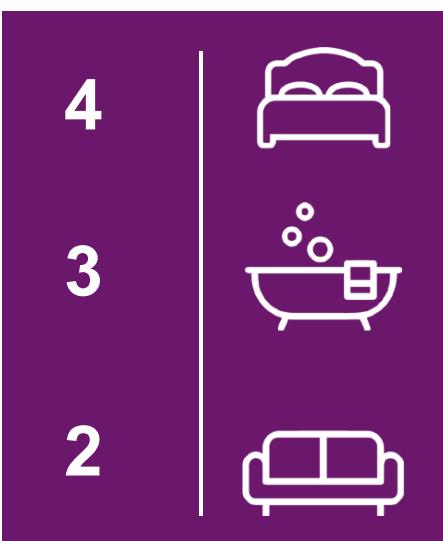
### Oast House, St. Georges Road, BR1

Approximate Gross Internal Area 229.9 sq m / 2475 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.

Produced By Planpix



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	73	77
EU Directive 2002/91/EC		

**EPC RATING: C COUNCIL TAX BAND: H**

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

**Sinclair**  **Hammerton**

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