



**SHOOTERS HILL ROAD, BLACKHEATH, LONDON, SE3 8UQ**  
**GUIDE PRICE £1,500,000-£1,695,000 FREEHOLD**

**A SUBSTANTIAL FOUR/FIVE DOUBLE BEDROOM, FIVE BATHROOM, FOUR STOREY, EARLY VICTORIAN (1840) HOUSE WITH AN OUTSTANDING 120FT LANDSCAPED GARDEN, GATED OFF STREET PARKING FOR THREE CARS AND SOLD CHAIN FREE.**

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## DESCRIPTION:

The property has a wealth of character and charm, and is one of the few remaining completely intact period houses in the area. It was completely renovated within recent years and features include high ceilings, solid oak and marble tiled flooring, double glazed windows, skylights, original shutters, ornate cornicing, gas fired central heating, water softener, feature lighting, bespoke built-in storage and joinery and an abundance of electric sockets. It has a C rated EPC, very good for a period house, due to the extensive double glazing and insulation; and the roof structure lends itself for the installation of solar panels.

The accommodation comprises, entrance porch with feature double doors to the entrance hall, a huge and elegant dual aspect through reception room. The hallway and the stairs leading up to the first floor are light and airy, benefiting from a half-glazed door on the ground floor, a window on the half landing and two skylights. Downstairs is a large kitchen which is semi open plan to a dining/family room (the area is light and airy as it benefits from a large roof lantern and glazed doors leading up to the garden); a large fifth bedroom/work from home office/formal dining room which has its own external access; large utility room, shower room, wine cellar, storage space and a plant room. The first floor offers a large master bedroom with built in wardrobes, bedside storage, shelving, under stairs storage and an ensuite bathroom with his and hers wash basins and a large corner jacuzzi/steam bath; a second large double bedroom and family bathroom. The top floor provides two further large double bedrooms, both with ensuite shower rooms, bespoke storage and walk in wardrobes.

To the rear is a wonderful 120ft landscaped garden with several areas perfect for Al Fresco dining with terraces, patio and deck as well as extensive lawn, mature flower beds, trees and shrubs. The rear part of the garden provides a further area with trampoline, lawn, rear patio a large storage sheds. There is off street parking to the front for three cars on the gated drive.

This is an impressive property and will be very popular. There is no chain, and your immediate viewing is essential.

The property is located just 780 metres from the Heath and 0.9 miles from Blackheath Village with its array of restaurants, bars, boutique shops and farmer's market. The daily conveniences of Blackheath Standard are only a few hundred yards away including an M&S food hall. The fabulous Royal Greenwich Park is just 0.7 miles with Greenwich town centre beyond. Greenwich maintains a quaint rural village feel and is steeped in history from Roman remains and ancient burial grounds to the old Royal Naval hospital, the Royal Observatory, the National Maritime museum, and the spectacularly restored Cutty Sark, the last of the great tea clippers. Greenwich's covered market is one of London's best and attracts people from all over the capital. There are several highly sought-after Independent Schools close by including Blackheath Preparatory School, The Pointer School, Heath House Preparatory School, Blackheath High Junior School, Blackheath High Seniors School, Colfes (1.4 miles) and Eltham College (2.4 miles). There are superb transport links with Blackheath Station giving access to London Bridge, Charing Cross, and Victoria amongst others. The O2 area is close by with the DLR, bus, riverboat, foot tunnel and cable car all within easy reach; and Canary Wharf, the City and central London are just minutes away via the Jubilee Line at North Greenwich - just one of the reasons why it's increasingly popular with professionals and commuters.





This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate. Any lease and service charge details have been provided by the vendor. Any interest party should have these checked by a solicitor as part of the purchase process.

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

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