



MEADOWBANK BLACKHEATH SE3

GUIDE PRICE £1,850,000 FREEHOLD

First time to the market since its construction in 1970, this unique four bedroom detached house offers light, spacious living focused around a central courtyard and set in secluded grounds on the private Cator Estate close to Blackheath Village. It has many fine original features, an impressive 27ft reception with full height doors and windows to the garden, master bedroom with en suite and integral double garage.

OPEN 7 DAYS

Residential Sales, Lettings & Commercial Estate Agents

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Branches at Blackheath Village, Greenwich, Lee & Westcombe Park

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Meadowbank, Blackheath, SE3 9XD

First time to the market since its construction in 1970 and featured in "Architects' London Houses", this is a rare opportunity to acquire this exquisite four bedroom detached house which has been owned and lived in by the original architect. Built to the highest possible standard, it has been lovingly maintained - thus retaining all the original charm, character and ambience.

Focused around a central courtyard, floor-to-ceiling glass on all sides allows maximum sunlight and creates a bright, flowing living space. Some main features of the house include a stunning 27ft lounge with an enormous open fireplace and floor-to-ceiling sliding glazed doors to the main garden. There are numerous top quality original features including teak full height doors, marble floors in the entrance, dining and kitchen areas and a master bedroom suite with en suite bathroom. Set in secluded grounds, and approached by a sweeping drive, this is a great example of classic 1970s architecture at its very best. A delightful oasis in a highly desirable residential location close to Blackheath Village with 15 minute train links into the centre of London.

Entrance hall

Skylight window. Solid teak front door. Large cupboards with hanging space and shelf with sliding doors. Marble floor. Door to lobby accessing utility and garage area.

Dining room looking on to central courtyard

13'9 x 11'8. Large sliding doors. Radiator. Doors to kitchen, reception room and hallway leading to bedroom area.

Kitchen

16' x 8'2. Double aspect with louvre window to front and full-height picture and louvre windows looking on to the garden. Original fitted kitchen with laminated worktop surfaces with wood edging. Understrip lighting. Tiled splashbacks. Double sink with drainer. Inset Miele hob with overhead extractor fan. Built-in oven. Space for fridge freezer. Built-in larder. Plumbed for dishwasher. Radiator.

Reception room

27'1 x 16'. An impressive, bright room with full-height and length windows looking on to the garden with large patio doors and windows looking on to central courtyard. Enormous open tiled feature fireplace. Radiator.

Study area

16' x 11'10. Full height and length windows looking on to the garden. Range of built-in cupboards, shelving and desk with fitted bookshelves. Radiator. Door leading to master bedroom suite. Artistic hessian-faced wall linings.

Master bedroom suite (accessed from study and hallway)

Bedroom area 13'2 x 11'10. Full height and width windows looking on to the central courtyard. Radiator. Open plan to dressing area.

Dressing area

Large, deep wardrobes with sliding doors to two walls. Door to en suite bathroom.

En suite bathroom

Tasteful original suite with deep set enamelled bath, twin sinks inset into marble, bidet and concealed cistern low-level wc. Large fitted mirror and shelving. Skylight window.

Hallway

Master bedroom, bedrooms 2, 3 and 4 and family bathroom are accessed from hallway which looks on to the central courtyard.

Family bathroom

Original suite with suspended low-level wc, vanity sink unit inset into marble surface and enamelled bath with overhead shower. Radiator. Heated towel rail.

Bedroom 2

11'5 x 9'11. Window to the side. Built-in wardrobes with sliding doors. Radiator.

Bedroom 3

11'5 x 9'10. Window to the side. Built-in wardrobe with sliding doors. Radiator.

Bedroom 4 (currently used as TV room)

11'7 x 11'5. Window to the side. Built-in wardrobe with sliding doors. Fitted bookshelves and desk. Radiator.

Lobby (from entrance hall)

Leading to utility room and double garage.

Utility room/wc

7'6 x 6'6. Window to side. Concealed cistern low-level wc. Stainless steel sink unit with mixer tap. Built-in cupboards. Worktop space with space for washing machine and dryer. Marble floor.

Large double garage

20' x 17'8. Wall-mounted boilers. Light and power. Up-and-over door.

Central courtyard

Approximately 25' x 15'. York stone paving. Feature raised fireplace/barbecue. Mature trailing wisteria. Windows and patio doors to all sides.

Large secluded garden

In addition to the central courtyard, the house is surrounded by a large, secluded garden with a magnificent Lebanon cedar (which is subject to a preservation order). The garden is mature and mainly laid to lawn with private fenced surround and established shrubs and borders. There is a large (50ft) original greenhouse.

Gravelled driveway to the front with parking for several cars

The approach to the house is gracious and well set back, gravelled in-and-out driveway with parking for several cars and an attractive walled courtyard area leading to the main front door.

Tenure: Freehold

Particulars of the title and any other related information should be verified by the purchaser's solicitor prior to making a commitment to purchase.

LOCAL AUTHORITY

London Borough of Greenwich

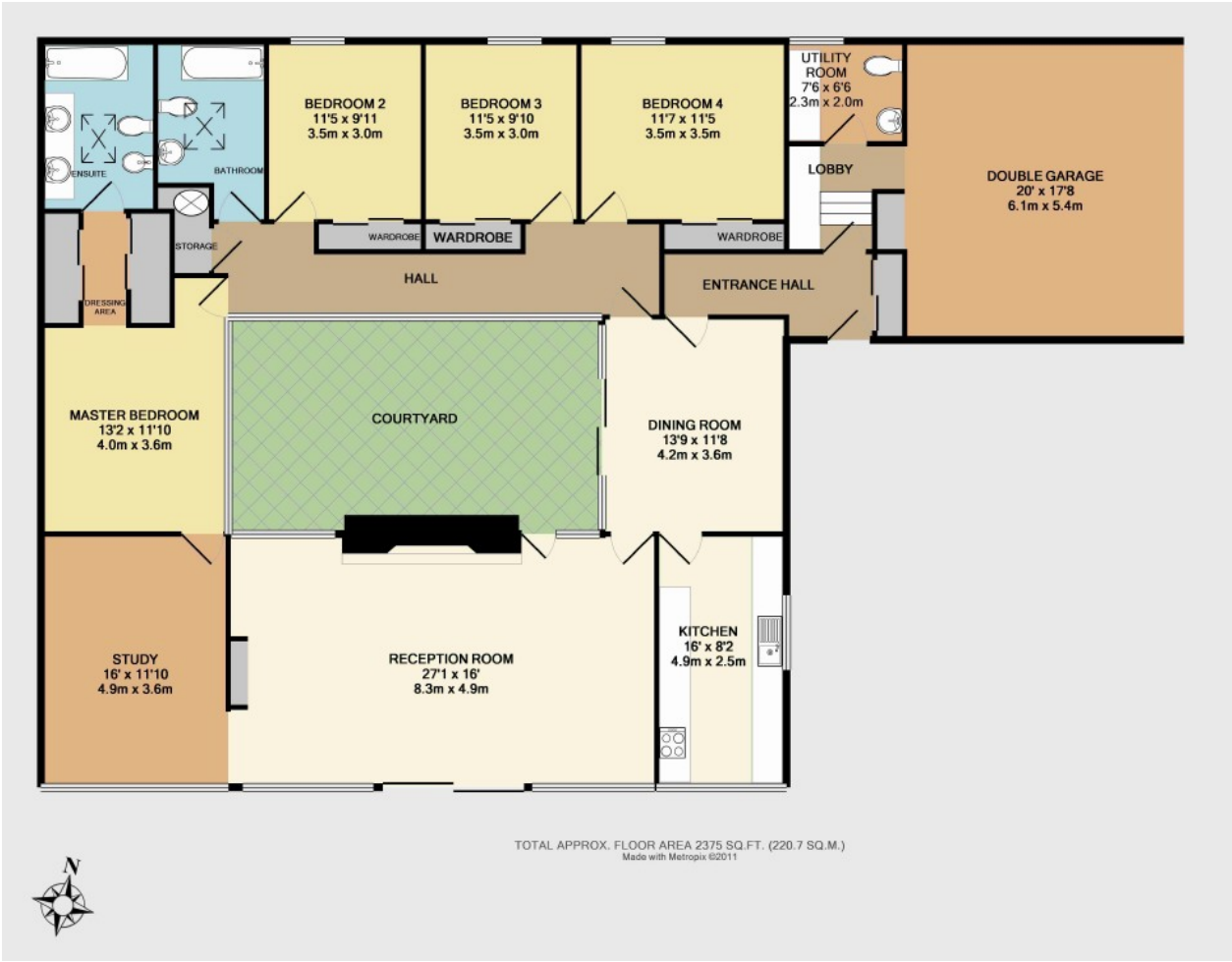
VIEWING

Viewing by prior appointment through vendor's sole agents John Payne on 020 8318 1311

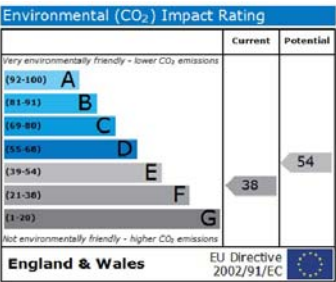
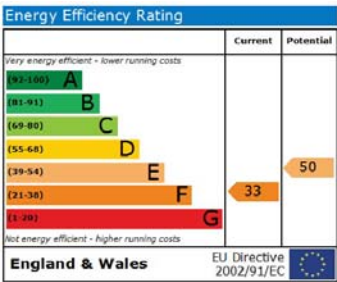
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or email us on blackheath@johnpayne.com

Floorplan



Energy Performance Certificate



Property Descriptions

Whilst every care has been taken in the preparation of these particulars we have not examined the title documents or tested any apparatus or other services. All measurements, areas and distances are approximate and the appearance of an item in any photograph does not imply that it forms part of the sale price. It should not be assumed that the property has all the necessary planning, building regulation or other consents and buyers are advised to rely on their own enquiries and investigations prior to making a commitment to purchase. These details were prepared subject to the vendor's approval.

Floor plans are intended for identification purposes only. They are not to scale and their accuracy cannot be guaranteed.

Additional Photos of Meadowbank Blackheath SE3



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