



The Glebe, Blackheath, London, SE3

Guide Price £3,250,000-£3,500,000 *Freehold*

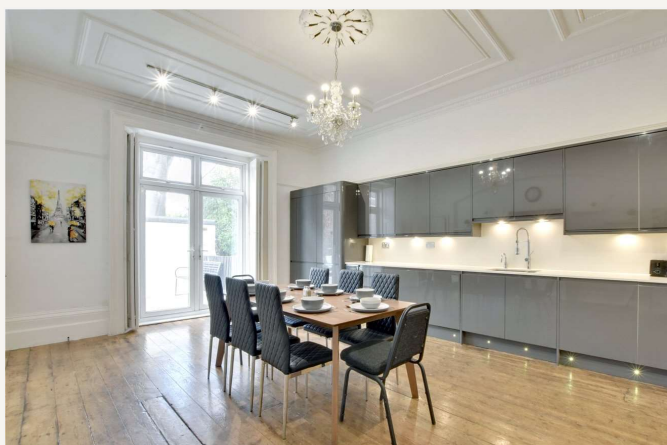
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Occupying a substantial corner plot this attractive and unusual Gothic-style Victorian villa offers exceptional family accommodation of approximately 4,164 sq ft, with up to eight bedrooms including a detached self-contained annexe.

Set moments from Blackheath Village, this impressive freehold home combines grand period proportions with extensive gated parking, versatile living space and superb modern additions

KEY FEATURES

- eight bedrooms
- corner plot
- detached annex
- large garden
- gated off street parking
- Blackheath Village location
- chain free



Blackheath

0208 8520999 | blackheath@winkworth.co.uk

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The house is approached via electric gates onto a large block-paved driveway, providing secure off-street parking for several vehicles. Internally, the hall floor immediately gives a wonderful sense of scale, with high ceilings, intricate coricing, large sash windows, wooden shutters and beautifully restored original wood flooring. The principal reception room is a particularly elegant space, extending to over 20ft and opening directly onto the garden through French doors, creating a lovely connection between the house and its outside space.

To the opposite side of the hall is a superb kitchen/dining room, also extending to over 20ft and opening onto the garden. This has been fitted with contemporary grey units, stone worktops, integrated Bosch appliances and a Quooker tap, making it an excellent space for family life and entertaining. A useful study sits between the main reception and kitchen, while a guest cloakroom completes this level.

The lower ground floor adds a further dimension to the house, offering excellent leisure and storage space, including a cinema room, gym and two generous store rooms. This provides real flexibility for modern family living, whether used for recreation, working from home, hobbies or additional storage.

A striking staircase rises to the upper floors, where the accommodation continues to impress. The first floor provides three well-proportioned bedrooms and a family bathroom, with the principal suite benefitting from built-in wardrobes and a stylish en suite bathroom. The top floor offers a further spacious bedroom, an additional bedroom or office, another bathroom and extensive eaves storage.

A major feature of the property is the recently built detached annexe, extending to just over 1,000 sq ft and providing outstanding independent accommodation. Contemporary, self-contained and beautifully planned, it includes a bright open-plan kitchen/living/dining space with bi-folding doors opening to the grounds, two generous double bedrooms, a modern bathroom and a principal bedroom with walk-through wardrobe and en suite. This makes it ideal for extended family, guests, a live-in au pair, or as a superb private workspace.

Externally, the property sits on a substantial corner plot with generous garden and terrace areas, offering plenty of space for entertaining, children's play and outside dining. The property is also sold chain free, making this a rare opportunity to secure a significant family home in one of Blackheath's most desirable addresses.

This is a substantial and highly versatile family home in a prime Blackheath location, offering rare scale, gated parking, a detached annexe and superb accommodation throughout. Your earliest viewing is highly recommended.



MATERIAL INFORMATION

Tenure: Freehold
Council Tax Band: G
EPC rating: D
Is the property listed: tbc

Utilities:
Electricity supply: Mains
Sewerage supply: Mains
Water supply: Mains
Mobile signal: Yes

Flooding:
Has the property flooded in the last 5 years: Property has not flooded in the last five years

The property is located just a few minutes’ walk from Blackheath Village (0.25 miles) with its array of boutique shops, farmers market, restaurants, bars and station. The heath is just a few minutes walk and 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 the old Royal Naval hospital, the Royal Observatory, the National Maritime Museum, and the spectacularly restored Cutty Sark. Greenwich’s covered market is one of London’s best and attracts people from all over the capital.

There are fantastic transport links with Blackheath Station giving access to London Bridge, Charing Cross and Victoria amongst others with access to the DLR (0.75 miles Lewisham), bus, riverboat, foot tunnel and cable car all within the area. The area is minutes from Canary Wharf, the City and central London; Just one of the reasons why it’s increasingly popular with young professionals and commuters. The O2 is also close by.

Close by are several highly sought-after Independent Schools 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) as are the Ofsted “outstanding” John Ball and St Margarets primary schools.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	73 C
39-54	E		
21-38	F		
1-20	G		

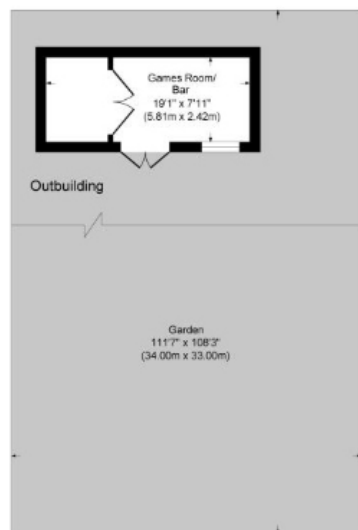
For more information, scan the QR code or visit the link below



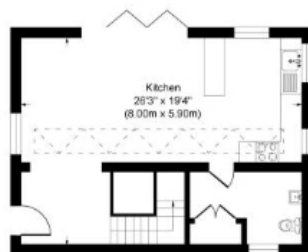
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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

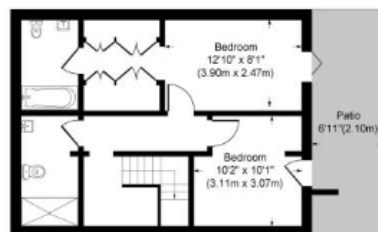




Garden



Ground Floor Outbuilding



Lower Ground Floor Outbuilding



Second Floor



Basement Level



Ground Floor



First Floor

Approximate Gross Internal Area

Basement Floor = 54.9 sq m / 591 sq ft

Ground Floor = 92.2 sq m / 993 sq ft

First Floor = 76.4 sq m / 822 sq ft

Second Floor = 54.9 sq m / 591 sq ft

Lower Ground Outbuilding = 47.2 sq m / 508 sq ft

Ground Outbuilding = 47.2 sq m / 508 sq ft

Outbuilding = 14.0 sq m / 151 sq ft

Total = 386.8 sq m / 4164 sq ft

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