



Heathway, Blackheath, London, SE3

£2,350,000 *Freehold*

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An exceptionally individual and deceptively spacious five-bedroom detached coach house, offering approximately 2,144 sq.ft of beautifully proportioned accommodation, tucked away on Heathway, a highly sought-after private lane just moments from the open heath and Greenwich Park.

The Coach House is a wonderfully distinctive home, with an unusual reverse-level layout, superb entertaining space and a secluded garden setting.

KEY FEATURES

- detached coach house
- approximately 2,144 sq.ft
- magnificent 40ft reception room
- impressive reverse-level layout
- secluded mature garden and off-street parking
- private lane
- moments from the heath and Greenwich Park



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Arranged over two floors, the accommodation combines excellent bedroom space with a quite exceptional first-floor reception room measuring over 40ft in length.

The ground floor is predominantly arranged around the bedrooms. The impressive principal bedroom measures approximately 14'2 x 13'3 and benefits from its own dressing area and a large contemporary en-suite bathroom, complete with separate shower and bath. There are four further bedrooms, one of which also has its own en-suite bathroom, together with a separate family bathroom, making the layout particularly well suited to both family life and visiting guests.

Upstairs is undoubtedly one of the highlights of the house. The magnificent reception room extends to approximately 40'8 in length and provides an outstanding amount of living and entertaining space. A vaulted ceiling with exposed beams, arched glazed doors and windows and a number of different seating areas give the room enormous character, while the elevated position creates a wonderfully bright and open feel.

Alongside is the substantial kitchen/dining room, measuring up to approximately 19'9 x 14'9. The contemporary fitted kitchen provides extensive storage and preparation space together with a large central island, while there is ample room for a generous dining table. Glazed doors provide access onto a balcony, creating another attractive outside space and adding to the excellent flow of the first floor.

Outside, the property enjoys a lovely private garden surrounded by mature trees and established planting, providing a particularly peaceful and secluded setting. There are several areas for outdoor seating and entertaining, together with a decked area and a glass house which has been converted to an art studio. The property also benefits from off-street parking. The previous particulars similarly highlighted the generous reception space, garden and parking as key features of the house.

What makes The Coach House particularly appealing is the combination of its discreet setting, substantial accommodation and genuinely individual design. Homes of this nature are rarely available in such a convenient Blackheath location, and the huge first-floor living space in particular makes this an exceptional house for entertaining as well as family life.

Heathway is a sought-after private lane located just off the Heath. It is exceptionally well placed for transport links, being approximately equidistant from Blackheath and Westcombe Park stations at around 0.8 miles, together with regular bus services towards Greenwich for the DLR and North Greenwich for the Jubilee Line.

Blackheath Common is just 0.1 miles away and Greenwich Park approximately 0.3 miles, while the excellent selection of independent shops and everyday amenities at Blackheath Standard are within approximately 200 yards. Blackheath Village is around 0.7 miles away and offers an excellent range of cafés, restaurants, bars, boutiques and its popular Sunday farmers' market. The area is also exceptionally well served for schools, with several highly regarded options within walking distance including Halstow Primary School, Blackheath High School, Blackheath Prep and The Pointer School.



MATERIAL INFORMATION

Tenure: Freehold
Council Tax Band: G
EPC rating: C
Is the property listed: Property is not listed

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

Rights & Easements:
Does the property have any easements: Property does not have easements
Does the property have public rights of way: Property does not have public rights of way across the property
Does the property have restrictions: Property does not have restrictions

Flooding:
Has the property flooded in the last 5 years: Property has not flooded in the last five years
Last flood date:
Does the property have flood defences: Property does not have flood defences



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



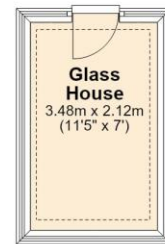
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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



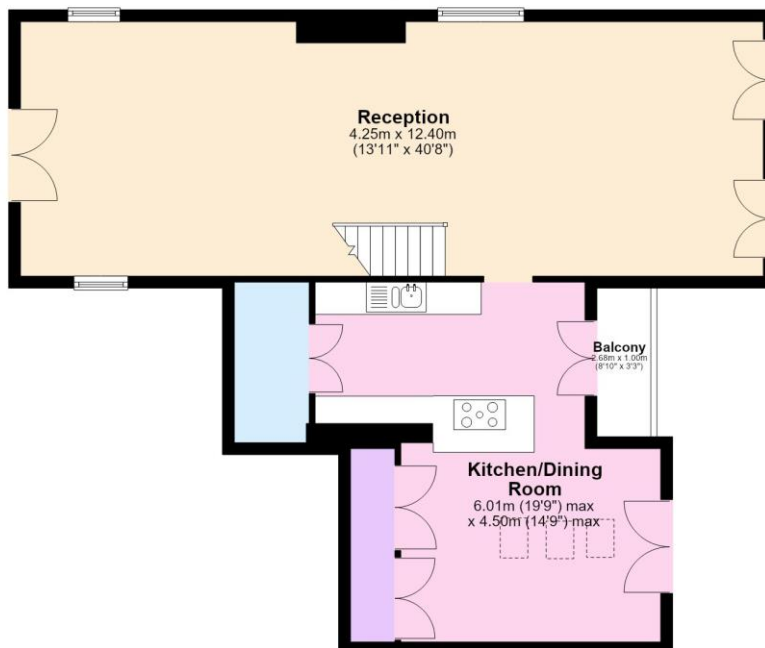
Ground Floor

Approx. 113.1 sq. metres (1217.5 sq. feet)



First Floor

Approx. 86.1 sq. metres (926.9 sq. feet)
(excluding Balcony)



Total area: approx. 199.2 sq. metres (2144.4 sq. feet)

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