



The Plantation, Blackheath, London, SE3

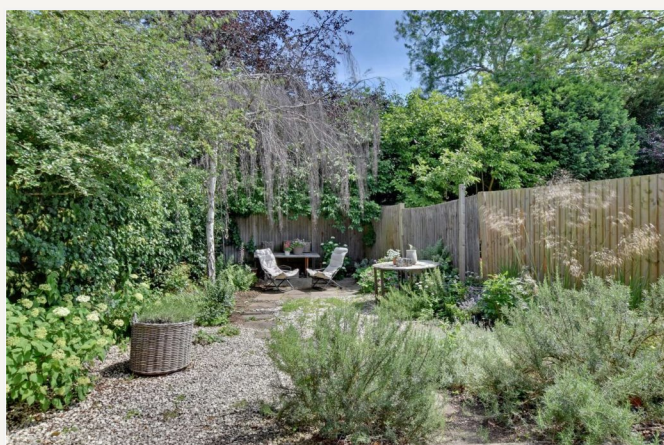
£1,500,000 *Freehold*

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A truly unique and much larger than usual four bedroom Span house within Blackheath's prestigious Cator Estate, with a garage, private gardens and beautifully refurbished accommodation extending to approximately 1,686 sq ft.

KEY FEATURES

- larger than usual four bedroom Span house
- private Cator Estate setting
- refurbished throughout
- open-plan kitchen/dining room
- front and rear gardens plus garage
- chain free, close to Blackheath Village



Blackheath

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The Plantation is one of Blackheath's most admired Span developments, renowned for its leafy setting, architectural character and peaceful pedestrian feel. This particular house occupies a notably special position, having been significantly extended to the front and side to create a wonderfully versatile layout with far more space than typically found here. Its primary neighbour is the magnificent leafy setting of Morden College, the historic almshouses established in 1695 and still in residential use today, giving the house an unusually calm and green outlook, with little more than birdsong in the morning.

The house has been extensively refurbished in recent years and now presents beautifully, combining the clean lines and architectural charm associated with Span homes with a contemporary and carefully considered finish. Original Span features have been retained, including exposed ceiling joists in the bedrooms, rear-facing glazing towards the gardens and the central staircase with sliding door.

The ground floor is particularly impressive, with a superb open-plan kitchen/dining room measuring over 19ft in length, fitted with stylish cabinetry, Foreoso timber terrazzo work surfaces, Crosswater taps and large sliding doors opening directly onto the garden. To the rear is a generous reception room with excellent glazing and garden views, creating a calm and inviting living space.

There is also a separate study, useful utility room and shower room, together with a substantial ground floor bedroom measuring approximately 20ft, offering excellent flexibility as a guest suite, principal bedroom, additional reception room or studio space. A fresh air system has also been installed to serve the upstairs hallway and ground floor bedroom.

Upstairs, there are three further bedrooms and a stylish modern family bathroom. The bedrooms are bright and well-proportioned, retaining the exposed ceiling joists and original Span feel, while the bathrooms have been finished with real attention to detail, including designer Jasper Morrison sanitaryware. The lower bathroom also features reclaimed Iroko wood, adding warmth and individuality.

Externally, there are attractive front and rear garden areas, with established planting, paved and decked seating spaces and a wonderful sense of privacy. The garden wraps around the house beautifully, enhancing the feeling of light and space, while the Millboard composite wood decking is maintenance free and anti-slip. There is also the added benefit of a separate garage.

This is a rare opportunity to acquire one of the most interesting and spacious homes in The Plantation, offering the architectural appeal of a Span house, but with a scale, layout, position and finish that make it genuinely stand out. There is no chain.



MATERIAL INFORMATION

Tenure: Freehold
Service Charge: £2760 per annum
Council Tax Band: F
EPC rating: E
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

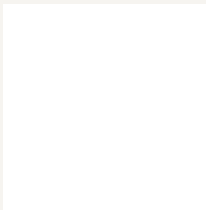
The Plantation is a highly desirable Span development located within the private Cator Estate, just 0.4 miles from Blackheath Village, with its array of boutique shops, cafés, restaurants, bars, farmers’ market and mainline station. Trains from Blackheath provide excellent links into central London, including services to London Bridge in approximately 10 minutes, as well as Charing Cross, Cannon Street and Victoria.

The fabulous Royal Greenwich Park is approximately 0.9 miles away, with historic Greenwich town centre beyond. Greenwich is steeped in history, home to the Old Royal Naval College, the Royal Observatory, the National Maritime Museum, the beautifully restored Cutty Sark and covered Greenwich Market.

Transport connections are excellent, with wider access to the DLR, bus routes, riverboat services, the foot tunnel and the cable car. The area is also well placed for Canary Wharf, the City, central London and the O2.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

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



<https://www.winkworth.co.uk/sale/property/BLA260284>

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.





Total area: approx. 156.7 sq. metres (1686.4 sq. feet)

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