



Shooters Hill Road, Blackheath, London, SE3

£2,950,000 *Freehold*

6  3  5 

An exceptionally rare opportunity to acquire Hunters Lodge, a substantial five double bedroom period residence extending to approximately 3,279 sq ft, together with an adjoining one-bedroom Coach House of approximately 647 sq ft. Offering 3,926 sq ft of accommodation in total (4,385 sq ft including the eaves), the properties are held on separate titles and occupy a magnificent plot with a 247 ft south-facing rear garden. An impressive in-and-out driveway provides off-street parking for several cars.

KEY FEATURES

- vast and elegant period residence
- approximately 4,385 sq.ft in total
- separate one bedroom Coach House with study
- incredible 247 ft south-facing garden
- in-and-out driveway with parking for several cars
- Coach House on a separate title with private courtyard



Blackheath

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Arranged over four floors, the main house offers wonderfully generous and highly versatile accommodation, combining elegant proportions with exceptional space for family life, entertaining and working from home.

On the ground floor, a broad entrance hall leads into a superb principal reception room measuring approximately 26 ft, featuring high ceilings, an attractive fireplace and a large window overlooking the garden. The impressive kitchen and dining room forms the heart of the house, with extensive fitted cabinetry, a substantial central island and ample space for both everyday family dining and larger gatherings.

The substantial lower-ground floor includes an additional reception room measuring almost 27 ft, with French doors opening directly onto the garden. There is also a separate office or study, utility room and shower room. This highly adaptable level would work equally well as a family room, games room, cinema, gym or guest area, while the office could provide an occasional sixth bedroom if required.

Across the upper floors are five generous double bedrooms and three bath or shower rooms. The principal bedroom is complemented by an exceptionally spacious en-suite bathroom, complete with a freestanding bath, twin basins and separate shower. The remaining bedrooms are all well proportioned, while the second floor also provides extensive eaves storage.

The garden is undoubtedly one of the property's most remarkable features. Extending to approximately 247 ft and enjoying a sought-after southerly aspect, it includes a broad paved terrace for outdoor dining, expansive lawns and a wonderful collection of mature trees and established planting. Its exceptional scale, privacy and depth create a magnificent setting rarely found so close to Blackheath Village and Greenwich Park.

Included within the sale is the adjoining two-storey Coach House, extending to approximately 647 sq ft and benefiting from its own title, separate utility supplies and a private courtyard garden. The accommodation comprises a reception room opening onto the courtyard, a fitted kitchen and breakfast room, a double bedroom with built-in wardrobes, a shower room and an open landing providing an ideal study or home-working area.

The Coach House has been successfully let in recent years and provides excellent flexibility as an independent annexe for relatives, guests or an au pair, a dedicated home-working space or a valuable rental investment. We believe it could command a rental figure in the region of £1,900 per calendar month, subject to its condition and prevailing market conditions.



MATERIAL INFORMATION

Tenure: Freehold

Council Tax Band: G

EPC rating: To be confirmed

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

Is object modified: False



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



<https://www.winkworth.co.uk/sale/property/BLA260125>

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. 304.7 sq. metres (3279.3 sq. feet)



Total approx area:

Main House - 3,279.3 sq.ft / 304.7 sq.m
(excluding eaves storage)

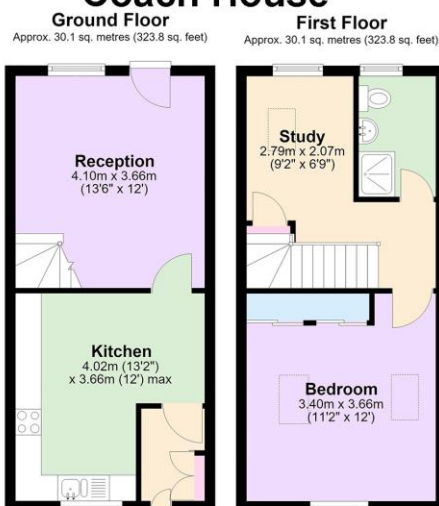
3,738.3 sq.ft / 343.5 sq.m (including eaves)

Coach House - 647.6 sq.ft / 60.2 sq.m

Combined - 3,926.9 sq.ft / 364.9 sq.m
(exc eaves)

Combined - 4,385.9 sq.ft / 403.7 sq.m
(inc eaves)

Coach House



Total area: approx. 60.2 sq. metres (647.6 sq. feet)

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