



Hardy Road, Blackheath, London, SE3

Guide Price £2,000,000-£2,250,000 *Freehold*

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An exceptionally spacious and individual five-bedroom detached period home, extending to approximately 2,615 sq.ft, set behind private gates on one of Westcombe Park's most sought-after residential roads.

The property offers wonderfully versatile accommodation, a substantial private garden, off-street parking and a large garage, all within easy reach of Blackheath, Greenwich Park and excellent transport links.

KEY FEATURES

- substantial five-bedroom detached period home
- approximately 2,615 sq ft of accommodation
- private gated driveway and large garage
- superb 24 ft kitchen/dining room
- generous private garden and roof terrace
- chain free in sought-after Westcombe Park



Blackheath

0208 8520999 | blackheath@winkworth.co.uk

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The Coach House is a particularly distinctive home, combining generous proportions and period character with an adaptable layout that works superbly for both family life and entertaining.

The ground floor provides an impressive amount of living space. To the front are two separate reception rooms, both well proportioned and full of character, providing excellent spaces for formal entertaining, relaxing or working from home. Beyond is a superb 24 ft kitchen/dining room, forming a wonderful social heart to the house with plenty of room for a large dining table and direct access towards the garden.

To the rear is a particularly impressive additional living area, flooded with natural light and opening directly onto the garden through several sets of glazed doors. This provides an excellent family room or entertaining space and creates a fantastic connection between the house and garden. Also on the ground floor is a generous double bedroom, measuring approximately 17'7 x 12'5, with its own en-suite shower room. Two separate utility areas provide further practicality and flexibility, with one also incorporating a WC.

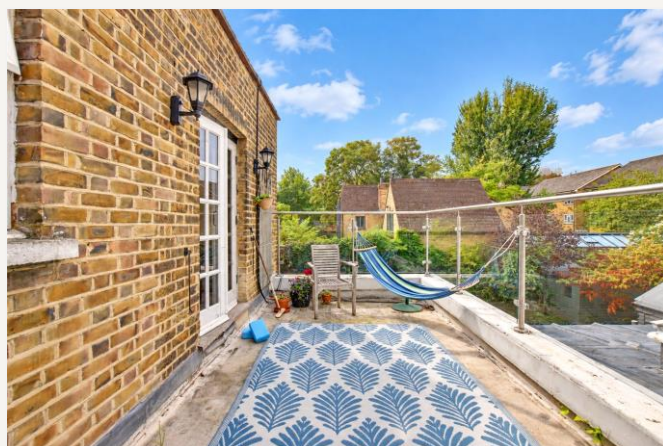


The first floor provides four further bedrooms arranged around the central landing. Bedroom two is a particularly good-sized double, while the remaining bedrooms offer excellent flexibility for children, guests or home working. There are also two further bathrooms, one with a shower and the other with a bath. Bedroom four enjoys direct access onto a superb private roof terrace, providing another attractive outdoor space.

Outside, the house is approached through private gates with a driveway providing off-street parking and access to a substantial garage measuring approximately 26'3 x 10'2. The rear garden is a particularly appealing feature, offering a generous amount of private outside space with mature planting, lawn and paved areas for outdoor dining and entertaining.

The property retains plenty of character throughout, including fireplaces, period detailing and attractive timber flooring, while offering enormous potential for a purchaser to further personalise and enhance the house over time.

Offered to the market chain free, The Coach House represents a rare opportunity to acquire a substantial detached home with exceptional space, privacy and flexibility in this highly desirable part of Blackheath.



MATERIAL INFORMATION

Tenure: Freehold
Council Tax Band: G
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

Hardy Road is a sought-after road within the Westcombe Park area of Blackheath. The property is within approximately 650 metres of both the heath and Greenwich Park, providing an outstanding location from which to enjoy local amenities in almost every direction. Blackheath Village is approximately 0.92 miles away and offers an excellent array of independent shops, cafés, bars and restaurants, together with its mainline station. Historic Greenwich town centre is approximately 0.68 miles away, while Blackheath Standard is around 530 metres away and provides an excellent range of everyday amenities including an M&S Foodhall. Westcombe Park Station is just 375 metres away, with regular services into Central London in approximately 15 minutes, while the DLR is also within easy reach from Greenwich. London City Airport is conveniently accessible by road or via the DLR.

The area is particularly well served for schools, with sought-after primary schools including Sherington, Invicta and Halstow, together with a wide selection of independent schools including Blackheath Preparatory School, The Pointer School, Heath House Preparatory School, Blackheath High Junior and Senior Schools, Colfe's and Eltham College.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	53 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/BLA150263>

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.





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