



Crosier Close, Blackheath, London, SE3

£1,495,000 *Freehold*

5  2  3 

An outstanding and substantially improved five bedroom detached house, occupying one of the largest and most impressive plots within this sought after gated development. The property offers exceptional family accommodation, a detached double garage, separate gym and a magnificent landscaped rear garden, together with the use of extensive communal grounds.

KEY FEATURES

- five bedroom detached house
- double garage
- gym
- gated development
- off street parking
- 2,787 sq. ft



Blackheath

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The house has been thoughtfully upgraded and provides a superb balance of living, entertaining and bedroom space. The ground floor opens into a welcoming entrance hall with a guest cloakroom and useful study, ideal for those working from home. The principal reception room is particularly generous, with a feature fireplace and ample space for both relaxing and entertaining, while a separate dining area flows through to the impressive garden room.

The stylish kitchen and breakfast room is fitted with an extensive range of contemporary units, integrated appliances and excellent preparation space, with doors opening directly onto the garden. A separate utility room provides further storage and practicality.

The first floor offers five well-proportioned bedrooms, including an excellent principal bedroom with en-suite shower room. A second bedroom also benefits from an en-suite, while the remaining bedrooms are served by a modern family bathroom. The generous proportions and flexible arrangement make the house ideally suited to larger families, guests and home working.

Externally, the property is particularly special. The substantial rear garden is considerably larger than most within the development, with a broad paved terrace providing an excellent entertaining area, an expansive lawn and mature planting offering a high degree of privacy. There is also a detached garden building currently arranged as a gym, together with a large double garage and generous driveway parking. The supplied particulars indicate approximately 2,066 sq ft within the main house, with the garage and garden building bringing the overall total to approximately 2,787 sq ft.



MATERIAL INFORMATION

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

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

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
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	69 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.



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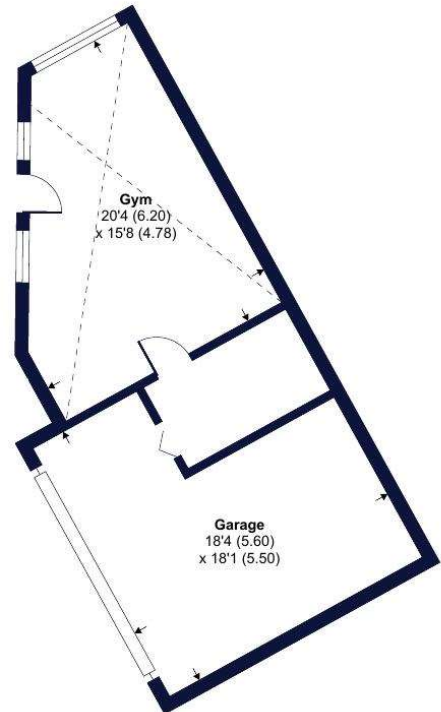
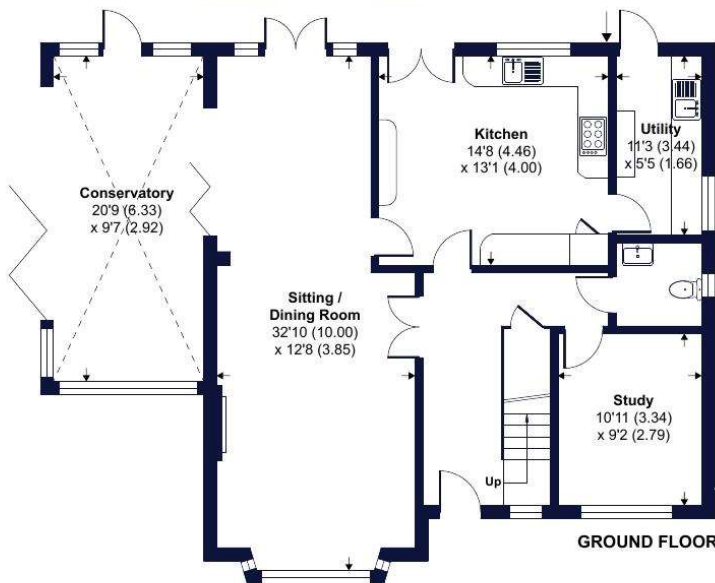
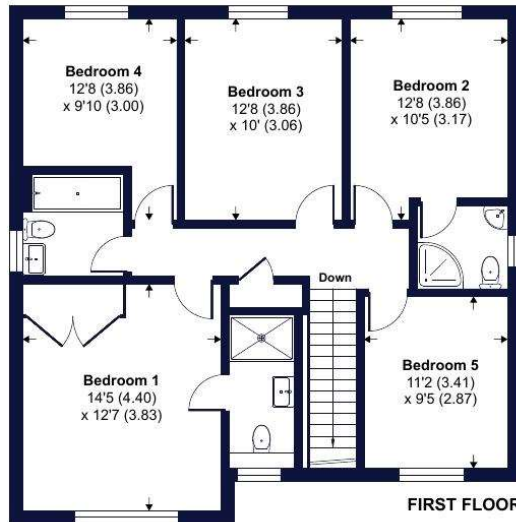
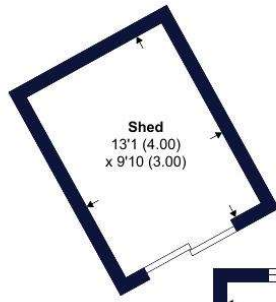
Approximate Area = 2066 sq ft / 191.9 sq m

Garage = 592 sq ft / 55 sq m

Outbuilding = 129 sq ft / 12 sq m

Total = 2787 sq ft / 258.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Winkworth. REF: 1512686

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