



Shooters Hill Road, Blackheath, London, SE3

£2,500,000 *Freehold*

5  2  4 

KEY FEATURES

An exceptionally rare opportunity to acquire Hunters Lodge, a substantial five double bedroom period residence extending to approximately 3,279 sq ft and occupying a magnificent plot with an extraordinary 247 ft south-facing rear garden. An impressive in-and-out driveway provides off-street parking for several cars.

- vast and elegant period residence
- approximately 3,279 sq.ft in total
- 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

0208 8520999 | blackheath@winkworth.co.uk

Winkworth

for every step...



Arranged over four floors, the 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.

Hunters Lodge occupies a prestigious position just off the heath, approximately 900 metres from Blackheath Village with its excellent selection of restaurants, bars, boutiques, independent shops, farmers' market and mainline station. The daily conveniences of Blackheath Standard, including M&S Foodhall, are within approximately 450 metres, while the magnificent Royal Greenwich Park is only around 600 metres away.

Greenwich town centre lies beyond the park and offers an extraordinary collection of historic and cultural attractions, including the Old Royal Naval College, Royal Observatory, National Maritime Museum, Cutty Sark and renowned covered market.

The area is particularly well served by highly regarded independent schools, including Blackheath Preparatory School, The Pointer School, Heath House Preparatory School, Blackheath High Junior and Senior Schools, Colfe's and Eltham College.

Transport connections are excellent, with Blackheath Station providing regular services into London Bridge, Cannon Street, Charing Cross and Victoria. North Greenwich, the Jubilee Line, DLR, riverboat services, foot tunnel, cable car and Superloop bus network are also within easy reach, making Canary Wharf, the City and central London readily accessible.

The combination of substantial accommodation, five double bedrooms, exceptional parking and one of the finest private gardens in the area makes Hunters Lodge a genuinely rare and impressive family home.



MATERIAL INFORMATION

Tenure: Freehold

Term: 0 year and 0 months

Council Tax Band: G

EPC rating: To be confirmed

Is the property listed: Property is not listed

Utilities:

Electricity supply: Mains

Sewerage supply: Mains

Water supply: Mains

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



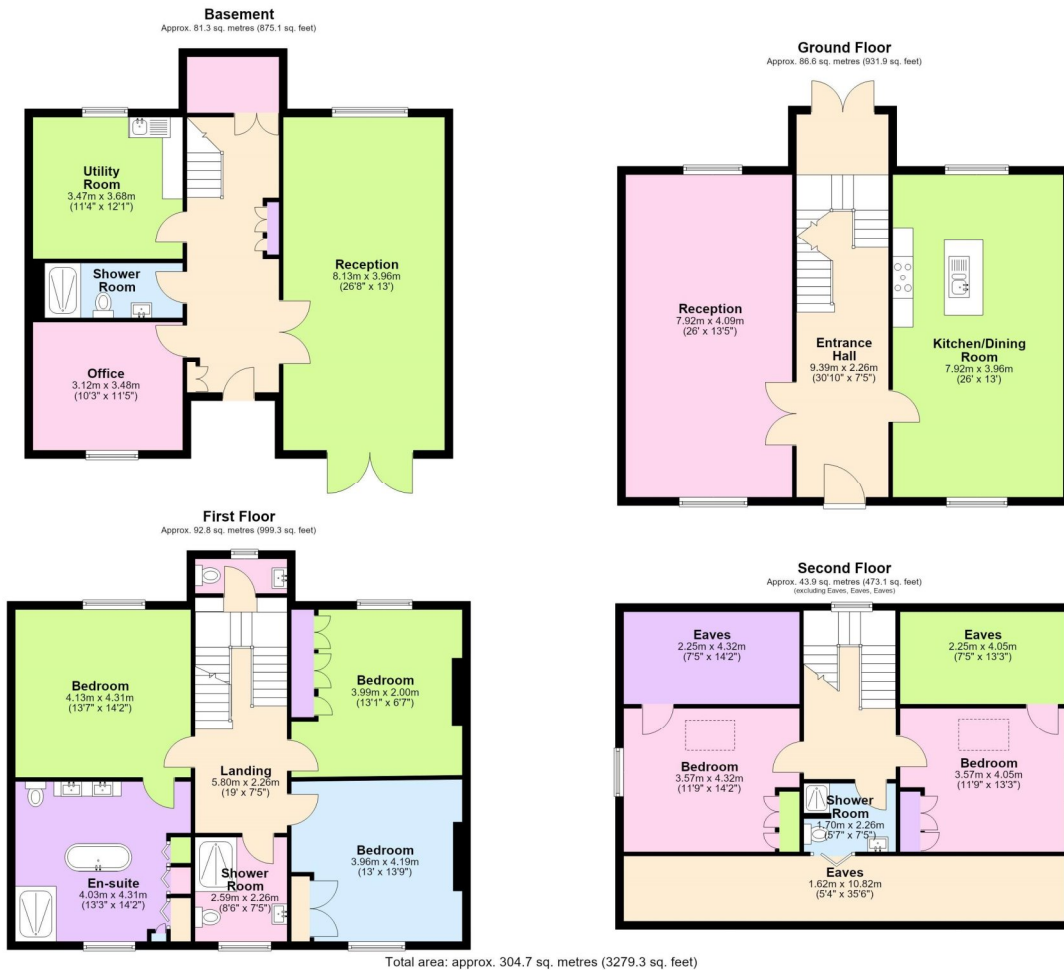
For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/BLA260541>

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.





Blackheath

0208 8520999 | blackheath@winkworth.co.uk

Winkworth

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.