



Shooters Hill Road, Blackheath, London, SE3 OIRO £2,500,000 Freehold

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Rare to the market, this stunning Grade II listed 'Tea Caddy' house, built in 1822, is set back from the road behind a spur off the heath shielded by trees and foliage. This double-fronted, detached home spanning almost 3,000 sq.ft boasts 115ft south facing garden and is full of elegance and character.

KEY FEATURES

- grade II listed 'Tea Caddy' house (1822)
- double-fronted, detached
- approx. 3,000 sq ft over four floors
- 115ft south-facing landscaped garden
- side garage/covered storage with extension potential
- off-street parking for several cars



Blackheath
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With beautifully arranged accommodation across four levels, providing up to six bedrooms, four reception rooms and three bathrooms, this distinguished Georgian residence combines classic architectural features with flexible living space, ideal for modern family life.

On the raised ground floor, there are three fine reception rooms off a central hallway, each boasting high ceilings, sash windows, feature fireplaces and period detailing and including an impressive dual aspect reception room. There is also with a downstairs cloakroom and access to the garden. The lower ground floor provides a large luxury kitchen, with large dining/family room. There is a utility room/modern shower room and a good size double bedroom, ideal for guests or staff, or multi-generational use and with direct access to the front and garden. There's also a wine cellar.

Externally, the house sits on a huge plot with a beautifully landscaped south facing garden extending to circa 115ft. An additional feature is the side garage and covered storage area offering excellent potential to extend, (STPP). There is off street parking to the front for several cars.

This is an impressive and vast family home and will be very popular. Video tours can be seen at Winkworth.co.uk

The house is set in this prestigious location just off the heath and is just 825 metres from Blackheath Village with its array of restaurants, bars, boutique shops and farmer's market. The daily conveniences of Blackheath Standard are within 450 metres including an M&S food hall. The fabulous Royal Greenwich Park is only 575 metres with Greenwich town centre beyond. Greenwich maintains a quaint rural village feel and is steeped in history with the old Royal Naval hospital, the Royal Observatory, the National Maritime Museum, and the spectacularly restored Cutty Sark. Greenwich's covered market is one of London's best and attracts people from all over the capital.



MATERIAL INFORMATION

Tenure: Freehold

Council Tax Band: G

EPC rating: exempt

Is the property listed: Property is Grade II listed

Utilities:

Electricity supply: Mains Supply

Sewerage supply: Mains Supply

Water supply: Mains Supply

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

There are several highly sought-after Independent Schools close by including Blackheath Preparatory School, The Pointer School, Heath House Preparatory School, Blackheath High Junior School, Blackheath High Senior School, Colfes (1.5 miles) and Eltham College (2.5 miles).

There are superb transport links with Blackheath Station giving access to London Bridge, London Cannon Street, Charing Cross, and Victoria amongst others. Westcombe Park station is also within reach with Thameslink services. The O2 arena is close by with the DLR, bus (including the new Superloop service SL4 on the doorstep), riverboat, foot tunnel and cable car all within easy reach; and Canary Wharf, the City and central London are just minutes away via the Jubilee Line at North Greenwich - just one of the reasons why it's increasingly popular with professionals and commuters.



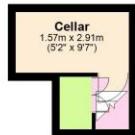
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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

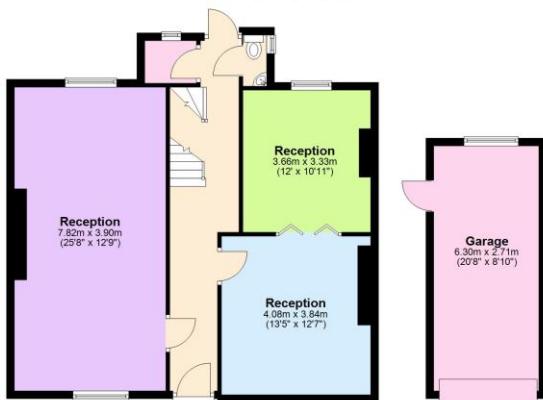
Cellar
Approx. 7.2 sq. metres (77.0 sq. feet)



Basement
Approx. 71.9 sq. metres (774.3 sq. feet)



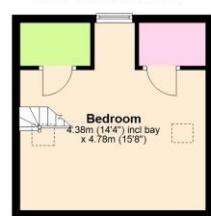
Ground Floor
Approx. 92.8 sq. metres (999.2 sq. feet)



First Floor
Approx. 76.0 sq. metres (840.0 sq. feet)



Second Floor
Approx. 22.8 sq. metres (245.6 sq. feet)



Total area: approx. 272.8 sq. metres (2936.1 sq. feet)

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