



**SHOOTERS HILL ROAD, BLACKHEATH, LONDON, SE3 7BD**  
**GUIDE PRICE £2,500,000-£2,750,000 FREEHOLD**

**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 AND ACCESSED VIA A CARRIAGEWAY DRIVE. THIS DOUBLE-FRONTED, DETACHED HOME SPANNING 3,400 SQ.FT IS FULL OF ELEGANCE AND CHARACTER.**

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## DESCRIPTION:

With beautifully arranged accommodation across four levels, providing up to seven 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**, three fine reception rooms off a central hallway, each boasting high ceilings, sash windows, original shutters, feature fireplaces and period detailing with a downstairs cloakroom and access to the garden. **The lower ground floor** provides a large luxury kitchen with island, with large dining/family room. There is a utility room, shower room and double bedroom, ideal for guests or staff, or multi-generational use. There's also a separate cellar providing superb storage or for wine. **The first floor** comprises four generous double bedrooms although one is access via another which could easily be reconfigured. The master boasts built in wardrobes and an ensuite shower room. There is a separate study or dressing room and a large family bathroom with separate shower and bath. A further large bedroom occupies the second floor, with ample eaves storage. **Externally**, the house sits on a huge plot with a beautifully landscaped south facing garden extending to circa 120ft. An additional feature is the huge garage in the former coach house which still includes the old hay basket with a potting shed and small walled courtyard to the rear. There is huge, shingled carriageway drive with off street parking 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](http://Winkworth.co.uk)

The house is set in this prestigious 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.

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 Seniors 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. The O2 arena is close by with the DLR, bus (including the new Superloop service), 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.







This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate. Any lease and service charge details have been provided by the vendor. Any interest party should have these checked by a solicitor as part of the purchase process.

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