



Manor Park, Hither Green, London, SE13

Guide Price £1,600,000-£1,700,000 Freehold

An impressive and beautifully refurbished five bedroom, three bathroom period home spanning approximately 2,100 sq.ft finished to an exceptionally high standard throughout and combining elegant original character with a sharp, contemporary specification.

5 2 3

KEY FEATURES

- impressive period family home
- approx. 2,100 sq ft (inc eaves and outbuilding)
- stunning open-plan kitchen/family room
- high ceilings, cornicing and period proportions
- rear/side access with gated off-street parking
- very close to Hither Green Station
- very close to Manor House Gardens



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From the moment you step inside, the house feels bright, calm and wonderfully well-proportioned, with high ceilings, ornate cornicing, and a consistent finish that's been thoughtfully carried through each floor. Double glazed timber-framed windows with plantation shutters provide a smart, cohesive look while keeping the feel of a classic home firmly intact.

The ground floor is superbly arranged for modern living. A welcoming entrance hall leads through to a generous front reception/sitting room, ideal as a formal lounge or cosy snug, while the rear opens into a genuinely impressive open-plan kitchen/diner/sitting room, a fantastic family space with excellent width and flow, perfect for entertaining and day-to-day life. The kitchen itself is a real centrepiece: high-end cabinetry, premium finishes and quality integrated appliances, complemented by a separate utility room and a convenient downstairs WC.

Upstairs, the first floor provides three double bedrooms including a huge master suite with large bedroom, extensive built in wardrobes and modern ensuite bathroom, as well as a stylish family bathroom, while the top floor adds two further bedrooms, ample eaves storage, and a third shower room, creating a flexible layout for growing families, guests, or home working. Outside, the rear garden is a lovely, private extension of the house with space to relax and entertain, and it also benefits from rear/side access. Unusually, there are gates at the end of the garden providing off-street parking if desired, a brilliant practical advantage for bikes, bins, and everyday convenience.

Manor Park is a popular location for families and on the doorstep of Manor House Gardens with children's play park, a pond and a farmers market every Saturday as well as being close to Manor Park, Blackheath Common and Greenwich Park.

A short walk is the vibrant centre of Hither Green which includes a Sainsbury's Local, French Patisserie Cafe (La Delice), an incredible Deli and Bottle Shop (Found Hope Store), cocktail bar (Drink@Bob's) a florist (Otto's Greenhouse) an Italian restaurant and pizzeria (Sapore Vero), craft beer and chocolate shop (Park Fever), gastropub The Station Hotel and of course Hither Green Station. It is also close to all the bars, restaurants and boutique shops of Blackheath Village which is just a 20-minute walk.



MATERIAL INFORMATION

Tenure: Freehold

Council Tax Band: F

EPC rating: D

Is the property listed: Property is not 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

Does the property have flood defences: Property does not have flood defences

Travel time to London Bridge is 9 minutes from Hither Green Station, which also services Charing Cross, London Cannon Street, Waterloo East and Victoria. Lewisham Station (DLR) is a 17 minute walk. Just a 15 minute walk away is Blackheath Village with its array of boutique shops, farmers market, restaurants, bars and station.

There are several Ofsted rated 'outstanding' primary schools and excellent children's day nursery options close by in Lee, Hither Green and Blackheath. Colfes is just a 15 minute walk and there are school bus pickups locally for both Eltham College and Farringtons.



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



<https://www.winkworth.co.uk/sale/property/BLA260018>

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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Denotes restricted head height

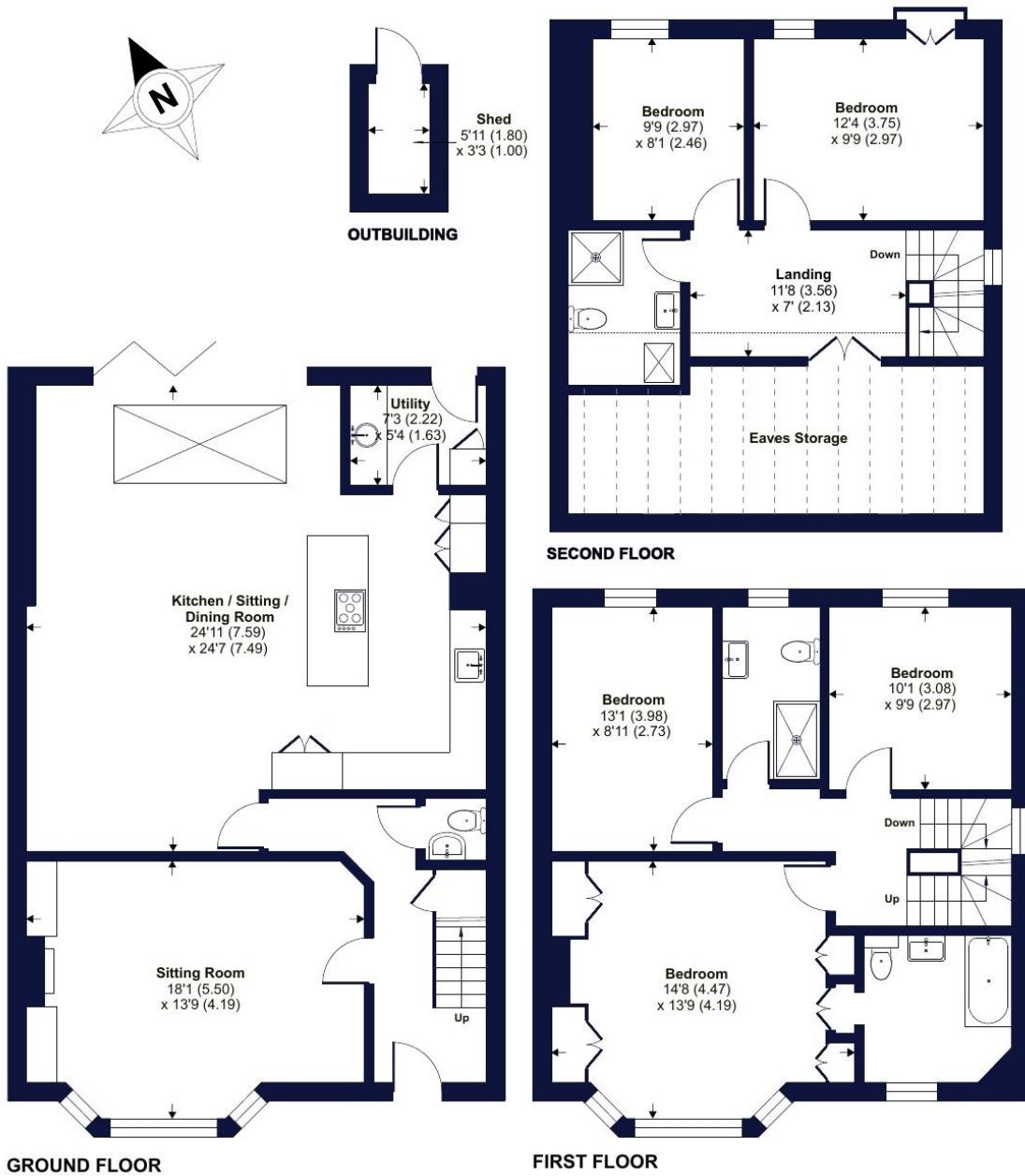
Approximate Area = 1914 sq ft / 177.8 sq m

Limited Use Area(s) = 209 sq ft / 19.4 sq m

Outbuilding = 19 sq ft / 1.7 sq m

Total = 2142 sq ft / 199 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
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