



Orchard Drive, Blackheath £3 Million Guide Price

EXTREMELY SUBSTANTIAL AND IMPOSING DETACHED FAMILY HOUSE BUILT AROUND 1895 SET ON A SOUGHTAFTER PRIVATE SLIP ROAD DIRECTLY FACING ACROSS THE OPEN HEATH JUST A SHORT WALK TO THE VILLAGE AND STATION. THE SPACIOUS WELL PLANNED AND PROPORTIONED INTERIOR SPACE OF JUST UNDER 4000 SQ.FT. ENJOYS HIGH CEILINGS LOVELY LARGE ROOMS AND AN ARRAY OF PERIOD DETAIL, INCLUDING FIREPLACES, PANELLED DOORS, CEILING CORNICES, SKIRTINGS, STAIRCASE AND A BEAUTIFUL ELONGATED WINDOW ON THE SIDE OF THE HOUSE. THE CURRENT OWNERS HAVE MAINTAINED THE HOUSE IN EXCELLENT CONDITION BUT IT COULD BENEFIT FROM SOME COSMETIC UPDATE. THERE IS A BEAUTIFUL MATURE REAR GARDEN OF OVER 100' AND A DEEP YORK STONE DINING TERRACE. OFF STREET PARKING TO FRONT DRIVEWAY.

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Entrance

Paved front driveway leading to the Entrance Porch – with vaulted canopy. Solid wood entrance door with inset glazing, opening onto impressive Reception Hall with high ceiling, original ceiling cornice, radiator, built in cloaks cupboard.

Reception Room One

Beautiful view down the garden through the French doors and full height windows opening onto small decking with a staircase leading down to the garden. High ceiling with cornice, picture rail and skirtings. Beautiful marble open working fireplace, two radiators.

Reception Room Two

Square angled bay window to the front with uninterrupted views across to the open heath and to the church spire of All Saints. Open working fireplace with mantelpiece, high ceiling with cornice, picture rail and skirtings. Two radiators. Double full height fold back doors separating to the rear reception room one.

Reception Room Three

Set at the front with views across to the heath, fixed casement style window, built-in bookcase and display unit set on one wall. High ceiling with cornice, picture rail and skirtings, radiator.

Kitchen/Breakfast Room

Swing door from the hallway and a small staircase down to the kitchen. Fitted with a range of wall and base units, worktops, four ring gas hob, double oven and extractor, one and a half bowl stainless steel sink unit integrated Nef dishwasher, integrated fridge and freezer, built-in larder cupboard, built-in storage unit into the chimney breast. Windows to side and rear, full height window and double doors opening onto the yorkstone paved terrace and gardens beyond. Oak flooring, door opening into utility room and radiator.

Utility Room/Boot Room

Deep butler sink, plumbed for a washing machine, W.C suite. Cloaks area. Door leading out to the side, which in-turn gives access to both the front via a locked gate and the rear gardens. Cork tile flooring. Door down to the Basement.

Basement/Cellar

Storage cellar laid out into three separate rooms, one housing the Worcester/Bosch boiler for the gas central heating and hot water, with very good storage another being a small workshop, the third is a wine storage.

Half landing

Beautiful window that stretches from the half landing to the top floor.

Bedroom/Study

Sash window to the rear over-looking the garden, secondary glazing, high ceiling with cornice, skirtings, radiator, built-in book-shelving, storage, door leads to a low storage room.

First floor landing

Floor to ceiling bookcase, ceiling cornice, radiator.

Bedroom One

Located at the front of the house with uninterrupted views across the heath. Twin sash windows with secondary glazing. High ceiling with cornice and skirtings, two radiators.

Ensuite Shower Room

Tiled shower cubicle, low flush W.C, pedestal wash hand basin, wall tiling, radiator, casement window to the front, secondary glazing.

Bedroom Two

Located at the rear of the house overlooking the garden through twin sash windows. High ceiling with cornice, skirtings, two radiators, stripped and polished original floorboards.

Bedroom Three

Casement windows to the front with uninterrupted views across the heath, secondary glazing, high ceiling with cornice, skirtings, radiator.

Family Bathroom

White suite, enclosed bath, wash basin in vanity unit with storage under, low flush W.C. 78, tiled shower cubicle with fixed overhead shower. Radiator, sash window to the rear over-looking the garden, warmed linen storage unit.

Galleried style landing looking down to the beautiful window

Bedroom Six

Twin sash windows overlooking the garden, radiator.

Bedroom Four

Set at the front with casement windows having uninterrupted views of the heath, radiator.

Bedroom Five

At present fitted out as a kitchen/dining room, dormer sash windows to the rear overlooking the garden, radiator.

Bedroom seven

Dormer casement window to the front with far reaching views over the heath and towards Greenwich Park.

Bathroom Three

Panelled bath, low flush W.C, wall mounted wash hand basin, Velux window to the rear, cupboard housing the cold water storage tank. Radiator, access from bathroom to the eaves storage cupboard.

Exterior

To the front:- off street parking for two cars. Orchard Drive is a private road and there is ample parking on the road. To the rear is a magnificent park like garden, mature and well stocked and laid out into different sections. Large York stone terrace. Beautifully landscaped by current owner this amazing garden enjoys many trees, including fruit trees, shrubs, flowers and bushes.

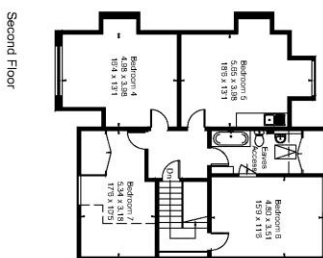
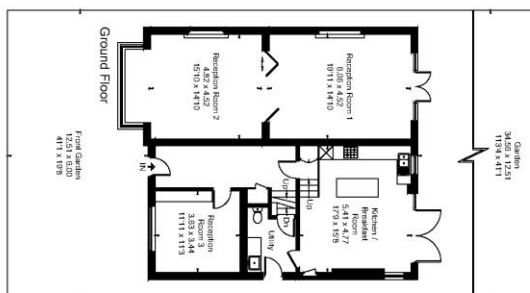
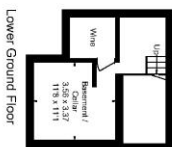
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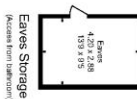
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		53	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			74
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		42	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	



Approximate Area = 371.4 sq m / 3998 sq ft
 (Including Eaves)
 Including Limited Use Area (15 sq m / 161 sq ft)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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