

EWELME ROAD, FOREST HILL, SE23

FREEHOLD

£2,500,000



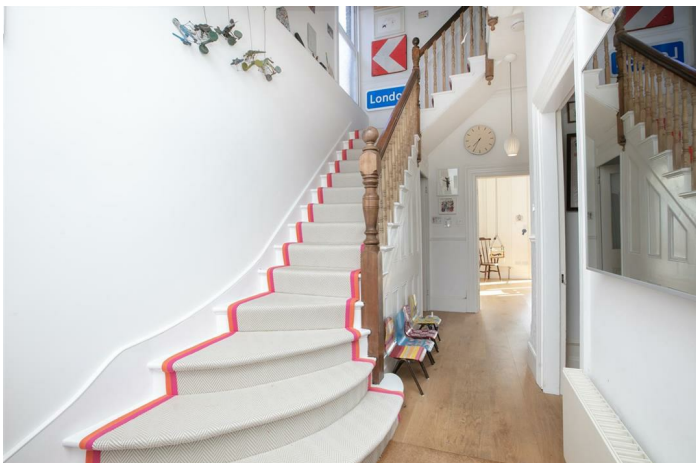


## SPEC

Bedrooms : 7  
Receptions : 3  
Bathrooms : 4

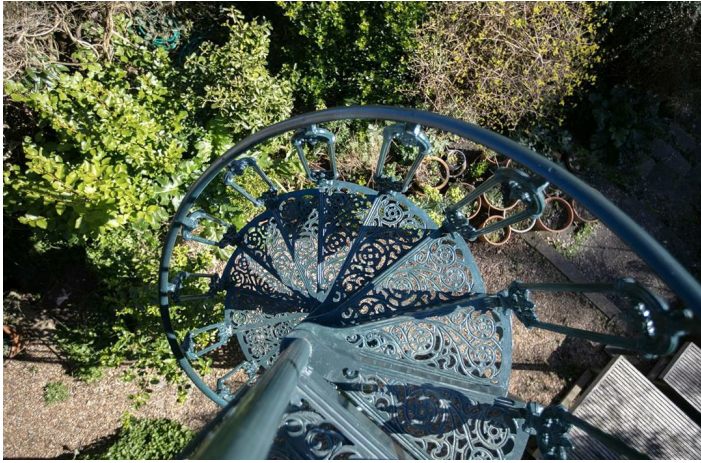
## FEATURES

Spectacular Panoramic Views  
Wonderful Wrought Iron Roof Terrace  
120ft South-Facing Garden  
Studio With Own Entrance  
Freehold



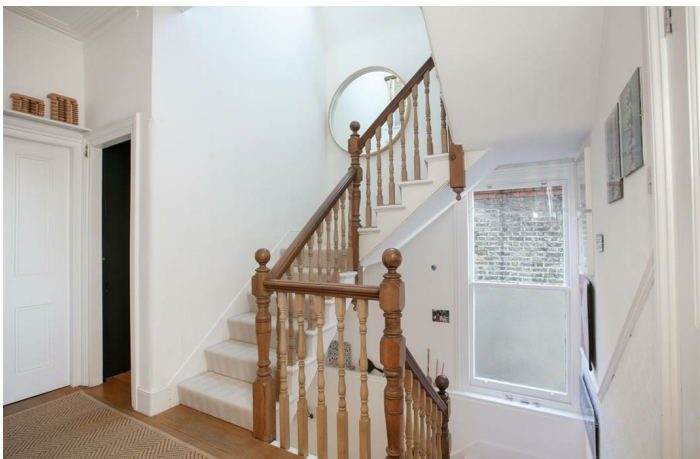
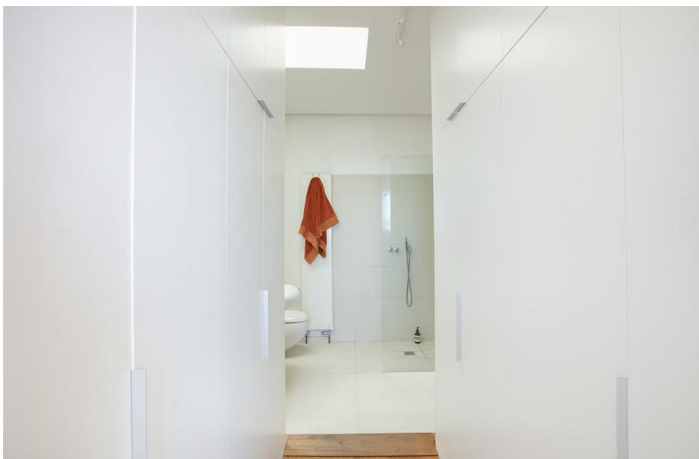


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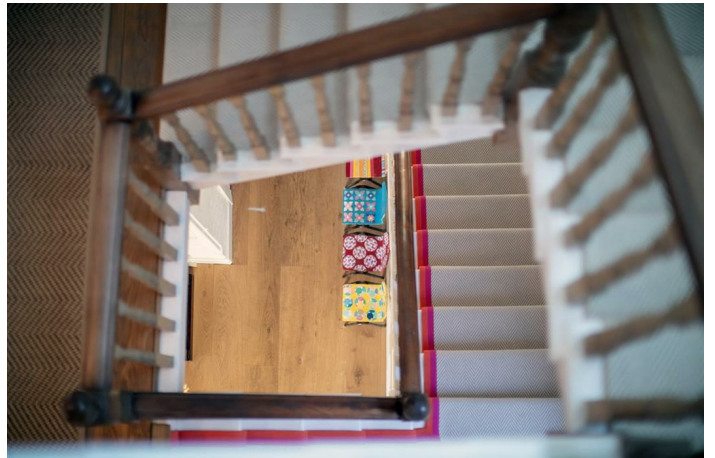


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Astounding Seven Bedroom Victorian Home with 120ft South-Facing Garden - CHAIN FREE.

It's rare to find a house of such majestic height and scope! Spread over four glorious floors, this magnificent detached Victorian villa commands sweeping panoramic views stretching to the North Downs. Huge sash windows and impressive high ceilings throughout create a most unique sense of space. The accommodation is thoughtfully arranged to afford living space on four different levels as well as spacious lofty bedrooms. The finish and decor are each sympathetic whilst incorporating some tasteful contemporary additions - most notably a seamless, well-stocked modern kitchen with fantastic double width island.

Seeing really is believing those views - best enjoyed from the cast iron terrace! On offer are two lovely reception rooms, a jaw-dropping full-width kitchen living room, conservatory/sun-room with adjoining terrace, 7 bedrooms, huge utility store room (and numerous additional walk-in storage spaces), bathroom, shower room and a super self-contained studio unit on the lower ground floor with its own garden and a gated side access. There are some wonderful original features throughout including fireplaces, cornicing and a staircase fit for a king. Your nearest station is Forest Hill for trains to London Bridge - a mere 8 minute walk. Honour Oak Station is around 12 minutes in the opposite direction. The London Overground line supplies an impressive connectivity to the tube network and easy peasy access to Canada Water, Highbury & Islington and Dalston.

The house sits at the upper sweep of Ewelme Road, a wonderful mature, tree lined road well stocked with similarly impressive period dwellings. The red-bricked exterior, with Queen Anne Revival front facade, enjoys a flurry of mature greenery. An arched recessed portico gives way to your original door, painted rich teal. Inward bound you find a grand entrance hall of impressive width and height. There's tonnes of light spilling through seven retro mottled glass panes in and above the door. Ornate original cornicing and some complimentary corbels sit over head and the show-stopping original staircase with its expansive curved lower steps rests dead ahead.

The first of your gargantuan reception rooms sits to the right with splendidly high ceilings, ubiquitous shelving and two huge sash windows. There's a chunky original feature mantel with tiled hearth and wood burning stove for after-dinner brandy. Further along the hall you find the most wonderful kitchen/living room that offers an unrivalled dual-aspect panoramic southerly vista. Its elevated position ensures a uniquely airy environment. The space stretches seven metres in width and has three huge windows and a set of pretty French doors that open to a triple aspect conservatory/sunroom. From here you gain access to that raised cast iron terrace. The bird's eye views of your 120 ft garden are utterly glorious - indeed access is offered to this leafy oasis from the terrace down a charming spiral staircase.

The kitchen/living space will comfortably host a banquet for 20 or more. Plentiful tall cabinetry will house any amount of cooking utensils and that fab bespoke double-width Diespeker terrazzo-topped island allows for food prep with ease. This also houses the sink and recessed drainer and a nifty SMEG induction/gas combo hob. The lower ground floor is accessed from the entrance hall and supplies seemingly endless storage opportunities. A huge utility/storage/work space has fitted storage units, ceramic butler sink and some lovely exposed brick work. It promises any amount of crafty endeavours. There is also a handy guest WC with wash hand basin and a flurry of shoe storage. Two further walk-in storage rooms precede a large L-shaped studio room with kitchen, slumber and lounging space. A nifty recessed sliding door allows you separate the sleeping area for privacy. A wet-room style shower with adjoining wc sits beyond this and there's French door-access to a pretty lower patio and further garden access too.

Gliding up your exquisite staircase (with solid hard wood rail, balustrades and numerous newel posts), you reach a grand double-height landing. A full-width master suite steals three separate sash windows each with breath-taking views. It's truly a sight to wake up to. The space enjoys wide solid wooden floorboards and an original feature fireplace with hearth and dainty tiling. A dressing room with bespoke storage running on either side adjoins and leads to a large contemporary en suite with funky modern loo, matching spaced-aged wash hand basin and double walk-in shower. A double-height vault skylight offers a glimpse of the sun and stars. A further sitting room sits opposite on the landing offering a lovely ascending streetscape of Ewelme Road. This has an inset log burner, Vitsoe shelving and cabinetry. Adjoining this is a large study with similarly handsome views. Completing this floor is a handy wc presented in moody midnight shades.

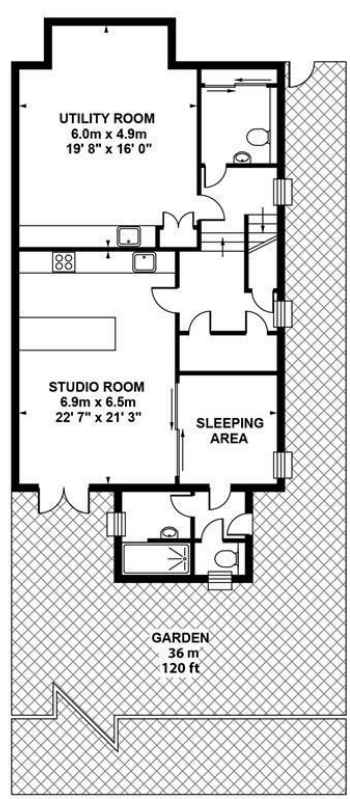
Upward to the second floor you meet a bright upper landing. Two lovely double bedrooms, each with gently sloping eaves front Ewelme Road with leafy and lofty views. The left room further benefits from an ensuite and period fireplace. There's a modern side aspect bathroom off the landing and two further double bedrooms with yet more expansive southerly views to complete the tour sweetly.

Buses are a plenty on London Road and there are new eateries popping up every month! The Signal (formerly The Hobb) is moments away on this road too, ideal for Sunday lunch! For further eating and retail opportunities, fabulous East Dulwich (and well-loved Lordship Lane) is easily reached on foot, however in less than a minute's walk you are in central Forest Hill and all it has to offer. Green space? The Horniman Gardens is seriously close for a walk or a kick-about especially on a Saturday when there is a Farmer's Market. Sydenham Hill Wood, Mayow Park, Crystal Palace and the fabulous Dulwich Park are all easily reached - all within a 10 minute drive.

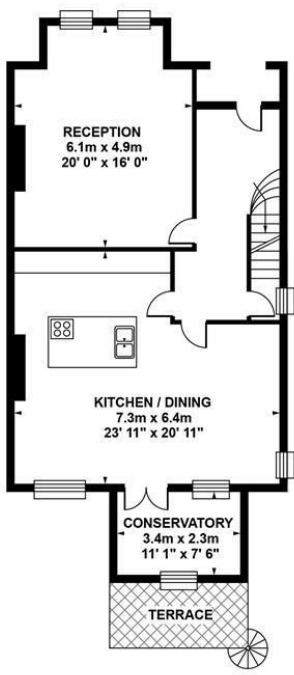
Tenure: Freehold

Council Tax Band: G

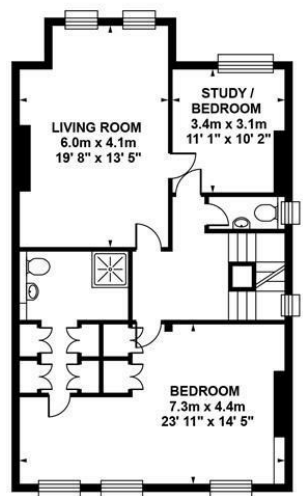
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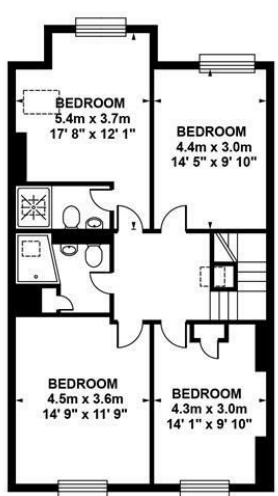
**LOWER GROUND FLOOR**  
Approximate, internal area :  
93.27 sqm / 1004 sq ft



**GROUND FLOOR**  
Approximate, internal area :  
92.92 sqm / 1000 sq ft



**FIRST FLOOR**  
Approximate, internal area :  
87.06 sqm / 937 sq ft

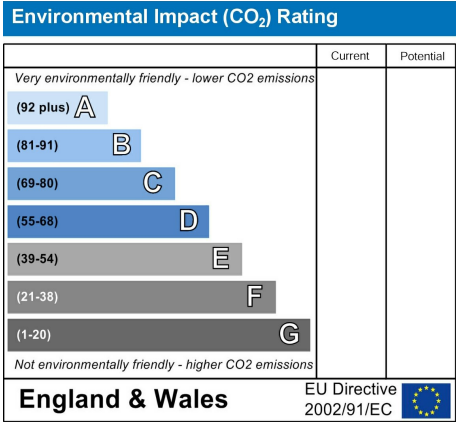
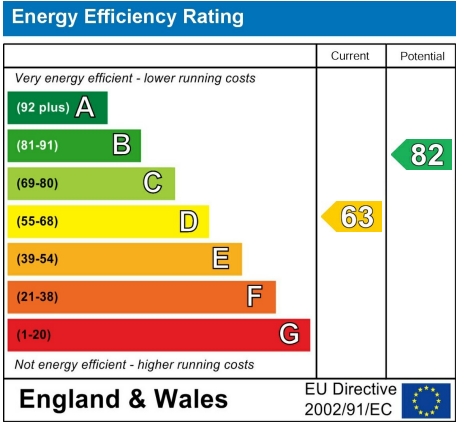


**SECOND FLOOR**  
Approximate, internal area :  
80.96 sqm / 871 sq ft

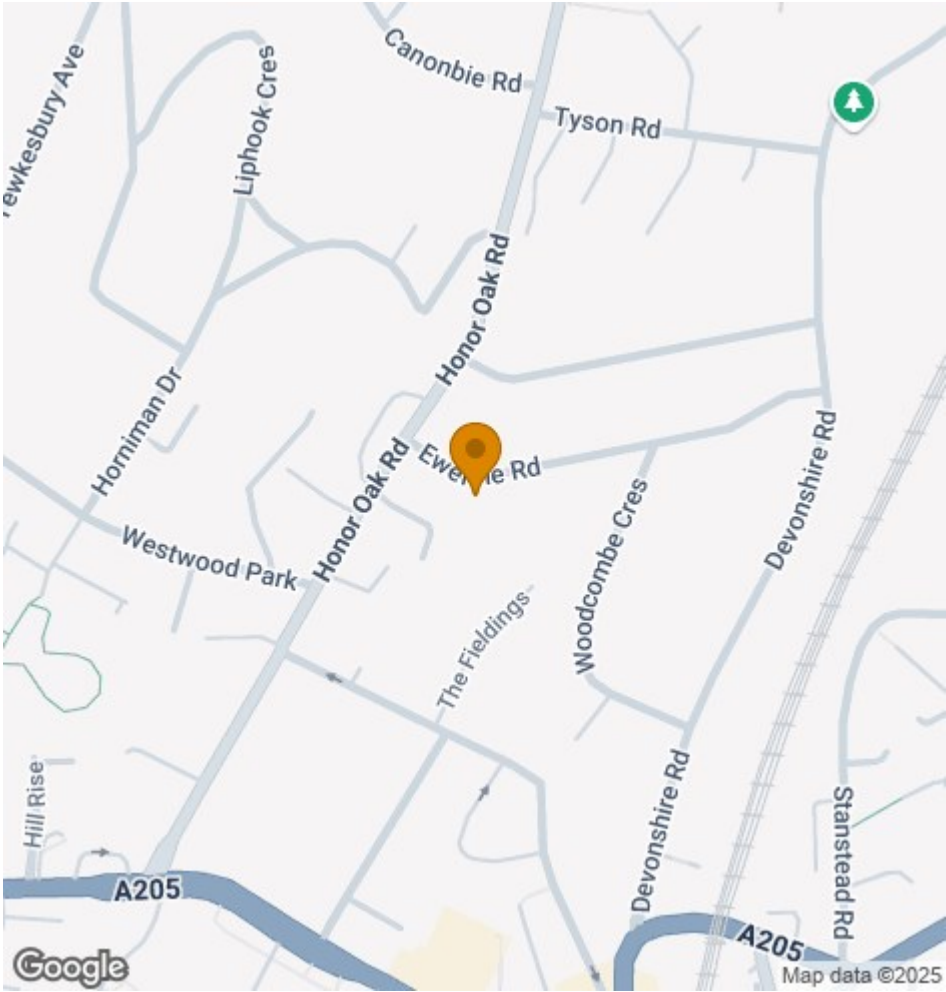
**TOTAL APPROX FLOOR AREA**  
Approximate, internal area : 354.21 sqm / 3812 sq ft  
Measurements for guidance only / Not to scale



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All information supplied should be checked by your solicitor prior to exchange of contracts. Lease details, measurements, floorplans and photographs are displayed for guide purposes only. We have not carried out a structural survey and the services, appliances and specific settings have not been tested.



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