

GROVE HILL ROAD, CAMBERWELL, SE5
FREEHOLD
£1,650,000



SPEC

Bedrooms : 5

Receptions : 2

Bathrooms : 3

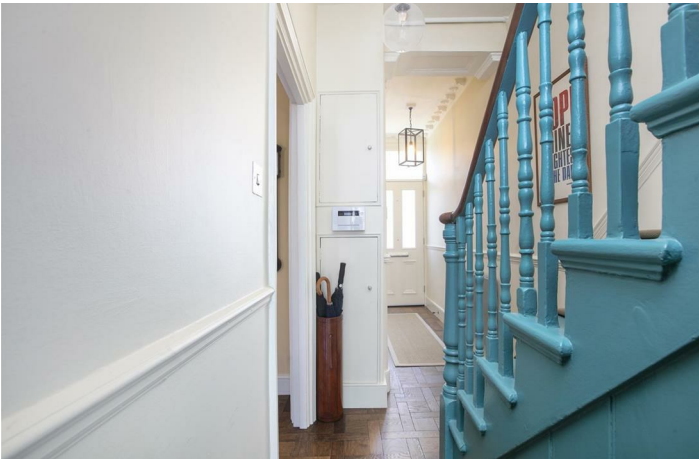
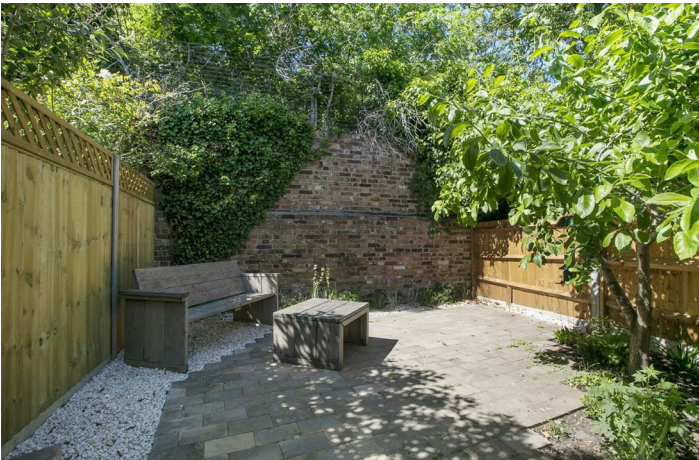
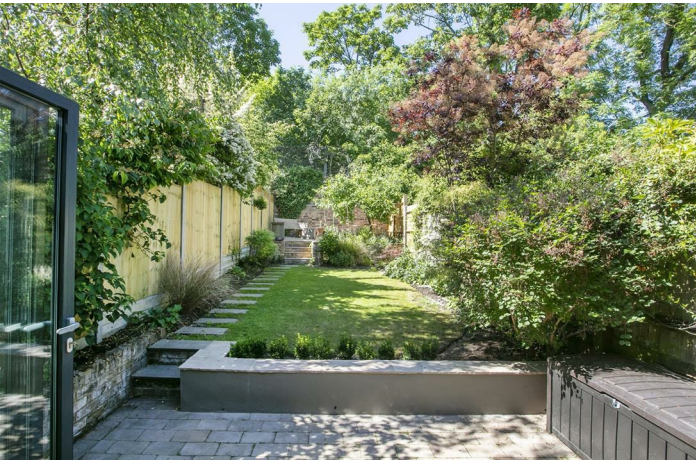
FEATURES

Impressively Landscaped Rear Garden
Stunning Original Features
Bespoke Storage and Window Shutters
Amazing Rear Kitchen Extension
Freehold
Banham Alarm System
Bespoke Wooden Window Shutters
Virtual Tour Available on Request



GROVE HILL ROAD SE5

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Beautifully Presented Five Bedroom Victorian Home With Fantastic Kitchen and Garden.

Resting along the gently sloping, tree lined and perfectly located Grove Hill Road, this handsome five bedroom Victorian home truly boasts the best of all things! Donning numerous elegant original features (namely cornicing, fireplaces, dado rails, ceiling rose and beautiful bespoke wooden shutters), the property has been expertly augmented to include a drop-dead gorgeous full-width kitchen extension. Wonderful darkwood Parquet flooring, top notch contemporary bathrooms and a plethora of bespoke fitted storage will beguile you further. Spread over three beautifully decorated floors, the accommodation comprises a huge double reception, super slick, full-width kitchen/diner, five double bedrooms (master ensuite + dressing room), wc, wet room and bathroom. Recently renovated lush and leafy gardens sit front and rear and there's a storage loft and cellar for jams, pickles, vino and rusty old paint tins. The locale enjoys so much to boast about. You're within a stroll of Bellenden Village with its bars, eateries and community vibe. East Dulwich and Camberwell are each close by for any amount of plucky social endeavours. You're within the catchment for Belham, Lyndhurst and Dog Kennel Hill Primaries and also the East Dulwich Charter School. Transport is a cinch with nearby Denmark Hill and East Dulwich Stations.

A most lovely English country garden, awash with pretty posies, invites you past a tiled path to your proud portico. Once inside you'll get the feeling you're home already with that chunky walnut Parquet flooring underfoot. High ceilings and original cornicing further enhance the hall as does thoughtful paint shades. The flooring continues gracefully into your huge double reception which has picture rails, ornate cornicing and a wide front aspect bay of original sash windows. The bespoke wooden shutters are particularly dreamy. Twin low level storage units and shelving flank either side of the fireplace which enjoys floral tiling and a decorative marble mantel. Additional delights include cast iron school house radiators and perfectly chosen heritage paint shades.

A wide arch from the rear of the reception leads past more book shelves to your jaw dropping, full width kitchen/diner. This incredible space will host and cook for a banquet. Corian counters top a generous run of cabinets and a separate island with breakfast bar and five ring induction hob. A fancy 'ionising' extractor fan hangs overhead neatly neutralising any pongs or whiffs. Integrated appliances include fridge/freezer and double oven with microwave feature. Storage is ever present. Even with all this, there's space left for a vast dining table and the space is kept light and lovely by four separate overhead skylights. A wall of bi-fold glass doors open to your bricked patio where steps lead to your healthy lawn. This is nestled amongst mature hedging and shrubs and some fancy new fencing. A further set of steps reward you with a newly refurbished sunny upper patio - perfect for al fresco entertaining. The garden backs onto the very lovely Lettsom Gardens which promises woodland, allotments and a tarmac sports field. It's a great spot to meet the neighbours.

The kitchen/diner wraps around to the rear of your hall. Here you meet a handy wc and access to the cellar which promises the perfect spot for an extensive wine collection. A jaunt to the first return, via original staircase, reveals a beautifully bright, dual aspect double bedroom. Currently laid out as an office, the space has been gifted more expertly crafted bespoke units. A top notch wet room sits next door. This is currently being used as a handy laundry room. A further half flight ascent leads to your oh-so special master suite which has an unbeatably airy disposition and wonderful London streetscape. The double glazed sash windows enjoy more wonderful wooden shutters. Your adjoining dressing room has opposing rows of fitted wardrobes and leads to your L-shaped ensuite. This hosts a contemporary free standing bath, modern suite and a swanky wet room style shower space. An olive green glass feature wall and mottled grey marble floor and wall tiles combine beautifully and there's plenty of integrated shelving for fluffy towels and scented candles. The second return hosts another charming double bedroom. This one steals lofty garden views and has yummy rich red walls and a dainty original feature fireplace. The second floor delivers two more lovely double bedrooms, each with fitted storage and sloping eaves. A fully tiled bathroom completes the tour with heated towel rail, modern suite and Velux. The loft is fully boarded and supplies a plethora of further storage!

Superbly located, this house is within a ten minute walk of Denmark Hill station (zone 2) with fast and frequent links to Victoria, London Bridge and Blackfriars (approx 8 minutes). East Dulwich station is equidistant in the other direction with services to London Bridge (approx ten minutes). Belham, Lyndhurst and Dog Kennel Hill primaries are all within a few minutes walk. Bellenden Village supplies two cracking boozers - Victoria Inn and The Prince Albert. The Montpelier is just around the corner on Choumert Road as is Le Petitou for coffee and cake. The Begging Bowl has some top notch nosh too. Sainsbury's superstore is two minutes away on Dog Kennel Hill and Lordship Lane, East Dulwich's wonderful high street of shops, restaurants and bars, is just a ten minute walk and will take care of everything else. Included with the house is a key to the leafy private Lettsom Gardens at the end of the road. It's a magically leafy area with trees and play area - great for energetic dogs and kids.

Tenure: Freehold

Council Tax Band: F

GROVE HILL ROAD SE5

FREEHOLD



LOWER GROUND FLOOR

Approximate Gross Internal Area :-
9.62 sq m / 104 sq ft

GROUND FLOOR

Approximate Internal Area :-
71.53 sq m / 767 sq ft

FIRST FLOOR

Approximate Internal Area :-
53.38 sq m / 575 sq ft

SECOND FLOOR

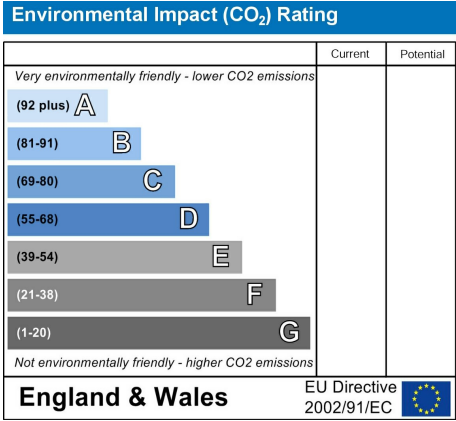
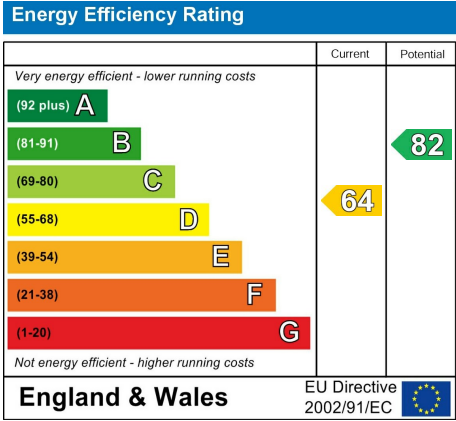
Approximate Internal Area :-
48.74 sq m / 525 sq ft

TOTAL APPROX.FLOOR AREA

Approximate Internal Area :- 183.27sq m / 1972 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.

