



MANORBROOK, BLACKHEATH, LONDON, SE3 9AW
£1,495,000 FREEHOLD

AN EXCEPTIONAL FOUR-BEDROOM FAMILY HOME, BEAUTIFULLY EXTENDED TO THE REAR AND INTO THE LOFT, OFFERING STUNNING VIEWS OVER OPEN FIELDS. SITUATED ON AN EXTREMELY QUIET AND SOUGHT-AFTER CUL-DE-SAC WITHIN THE PRESTIGIOUS CATOR ESTATE, THIS PROPERTY BOASTS A CONTEMPORARY AND LIGHT-FILLED INTERIOR, PERFECTLY BALANCED WITH TASTEFUL, NEUTRAL DÉCOR THROUGHOUT, AND IS SOLD CHAIN FREE.

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DESCRIPTION:

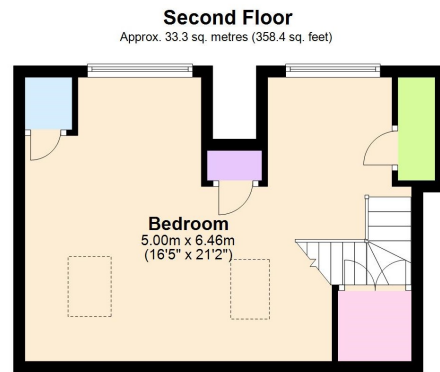
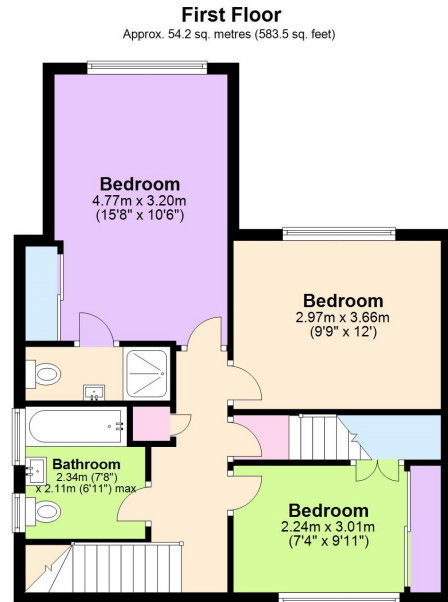
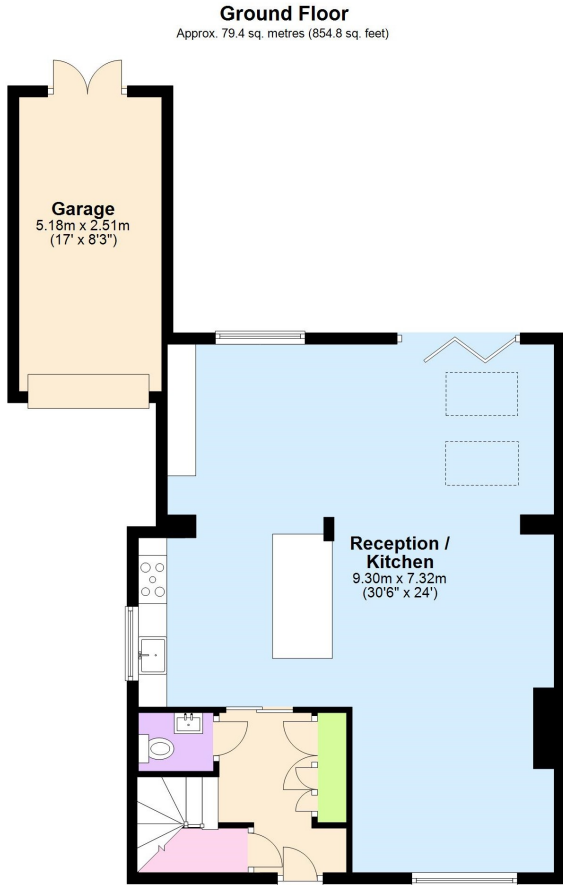
This exquisite home provides spacious accommodation arranged over three floors, and briefly comprises: an entrance hall with built-in storage, leading to a stunning open-plan living, dining, and family room. This impressive space benefits from a vaulted ceiling with remote-controlled roof lights, bi-fold doors opening onto a decked terrace, and a sleek, modern kitchen with a large central island, breakfast bar, and integrated appliances. Additional ground floor features include a cozy living area with a fireplace, a large dining area, and a downstairs cloakroom. Upstairs on the first floor, you will find three well-proportioned double bedrooms, including the 15'8 x 10'6 master bedroom with its modern en-suite shower room. A beautifully appointed family bathroom serves the other two bedrooms on this level. The second floor reveals a large fourth bedroom, situated within a stunning loft extension, offering expansive views over the fields. This room is flooded with natural light from three Velux roof lights and two dormer casement windows, and also provides ample built-in eaves storage. Externally, the property is equally impressive. The front offers off-street parking for three cars, including a dedicated electric vehicle charging point. The beautifully landscaped secluded rear garden not only offers superb views over an open field but also features a large decked terrace, feature lighting, flower beds, lawn, and mature trees and shrubs, providing a perfect space for outdoor entertaining. The attached garage, currently used as a workshop, has a remote-controlled roll-up door and additional double doors leading into the garden.

This outstanding family home, with its high-specification finish and breathtaking views, is offered with no onward chain. We strongly recommend your immediate viewing to fully appreciate the quality and potential of this superb property. Virtual and video tours can be seen at Winkworth.co.uk.

Manorbrook is a highly desirable cul-de-sac just off Manor Way and within Blackheath's private Cator Estate. The house is just 0.6 miles from Blackheath Village with its array of boutique shops, farmers market, restaurants, bars, and station. The fabulous Royal Greenwich Park is just 1.25 miles away, 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, the last of the great tea clippers. Greenwich's covered market is one of London's best and attracts people from all over the capital. There are fantastic transport links with Blackheath Station providing access to London Bridge, Charing Cross, and Victoria, among others, with connections to the DLR, bus, riverboat, foot tunnel, and cable car all within the area. The newly built Kidbrooke Station is just 0.34 miles away. The area is minutes from Canary Wharf, the City, and central London, making it increasingly popular with young professionals and commuters. The O2 is also close by. The Ofsted Outstanding Brooklands (0.2 miles) and John Ball Primary Schools (0.7 miles) are both nearby, as are several highly sought-after independent schools, including Blackheath Preparatory School, The Pointer School, Heath House Preparatory School, Blackheath High Junior School, Blackheath High Seniors School, Colfes (1.1 miles), and Eltham College (2.2 miles).







Total area: approx. 166.9 sq. metres (1796.8 sq. feet)

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		72	82
EU Directive 2002/91/EC			

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