



The Tarn Lodge, Court Road SE9 5AQ  
Offers In Excess Of £2,000,000 Freehold



Offered with no chain and boasting an absolutely amazing blend of period and modern with this detached, five bedroom home! Having undergone a complete renovation over the past few years, this charming property is deceptively spacious with a large extension across the back of the home, mainly made of glass providing uninterrupted, breath-taking views of the large, peaceful established garden. The original parts of the house have been lovingly preserved, in particular the main reception room to the complete with beautiful timber vaulted ceiling, grand marble fireplace and wall panelling and high skirting. In fact it was this impressive room that prompted the current Vendor to purchase the home in 2003. A small and charming cottage, of red brick with half-timbered gables and playful architectural forms such as the Tuscan columns dating from c1900- 1910, this would have served as a small keeper's cottage for the Tarn, and probably replaced the original 'Keepers House' dating around 1839. Positioned on the edge of The Tarn which is a survival from Richard II's Medieval Great Park which is a beautiful landscaped garden and lake with interesting wildfowl and a bird sanctuary, this property and garden offers an unparalleled tranquillity hard to find in London. The location is superb, less than five minutes' walk from Mottingham station with its excellent transport links (London Bridge 16 mins, Charing Cross 23 mins), links to Crossrail and Eltham High Street is approximately half a mile away and has an array of shops, restaurants, pubs and soon to be completed cinema. The Royal Blackheath Golf club, Eltham Palace and the A20 are all also located within walkable distances. The Tarn Lodge is also well placed for the high ranking Eltham College, Colfe's and Riverston schools. This would make an ideal family home with five bedrooms, three bathrooms, three reception rooms, ground floor cloakroom, a truly stunning open plan bespoke Ascot kitchen with beautifully finished pearlescent units, De Dietrich appliances and durable Corian work surfaces. Every room has been fitted with hot water underfloor heating, with each room having its own thermostat control. Additional features with this superb home include a large, detached garage, spacious lower ground floor utility/2nd kitchen area and ample parking on the gated driveway.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		73
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	43	
(21-38)	<b>F</b>		

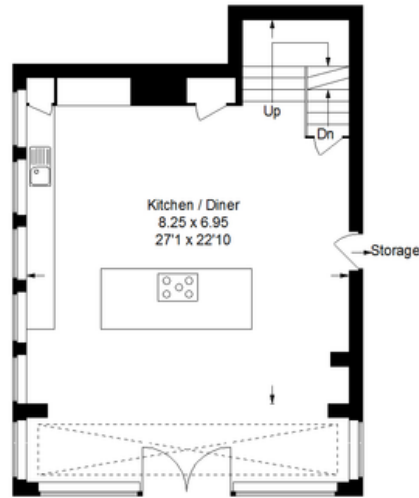
Please refer to

[www.jdmestateagents.com](http://www.jdmestateagents.com)

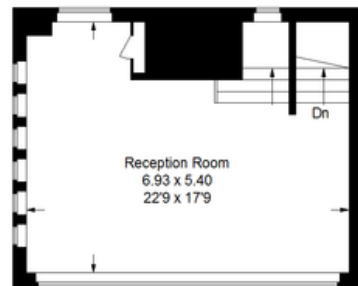
to view our full area guides



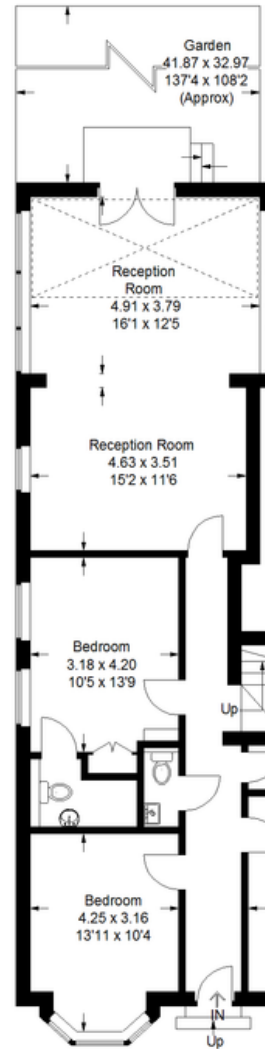
# Court Road, SE9



Lower Ground Floor

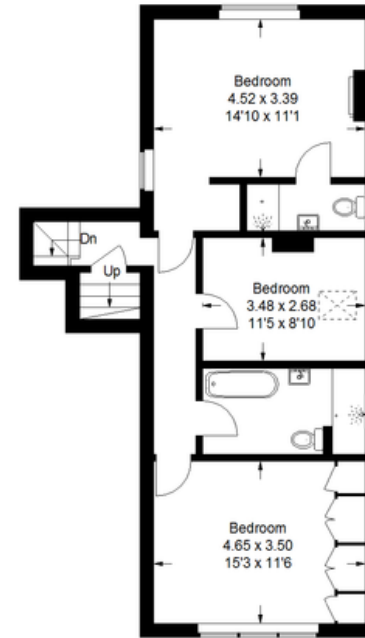


Mezzanine Level

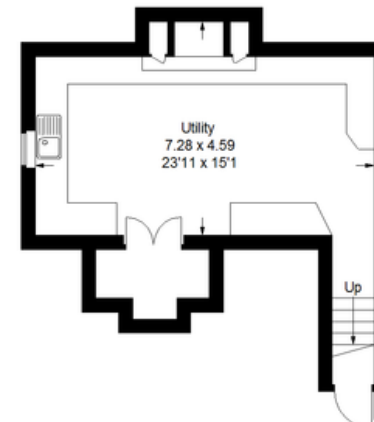


Ground Floor

Approximate Gross Internal Area  
248.4 sq m / 2674 sq ft  
Basement = 36.3 sq m / 390 sq ft  
Mezzanine (Excluding Void)  
37.5 sq m / 404 sq ft  
Total = 322.2 sq m / 3468 sq ft



First Floor



Basement

Illustration for identification purposes only, measurements are approximate, not to scale.  
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