

# HUNTERS®

HERE TO GET *you* THERE

**Church Rise, London, SE23 2UD**

**Guide Price £1,400,000 to £1,500,000**

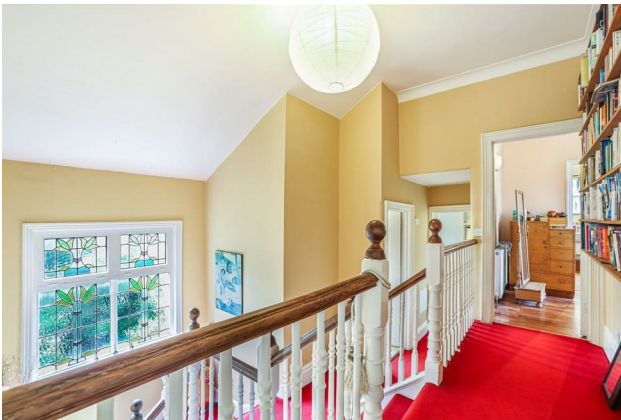
**Property Images**



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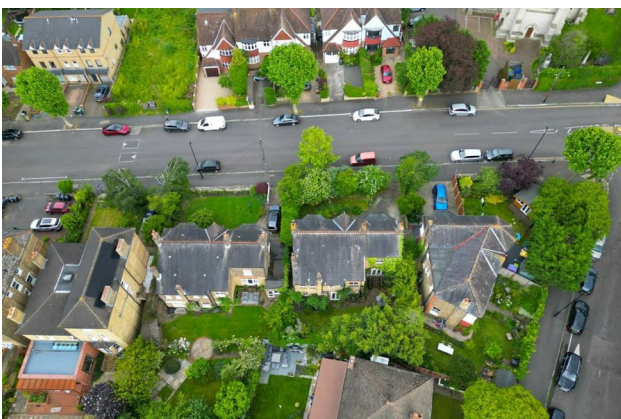
## Property Images



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## Property Images



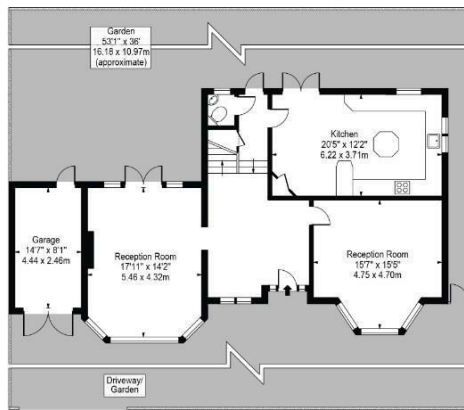
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Church Rise,  
Forest Hill, SE23

Approx. Gross Internal Area 1934 Sq Ft - 179.67 Sq M  
(Excluding Garage)

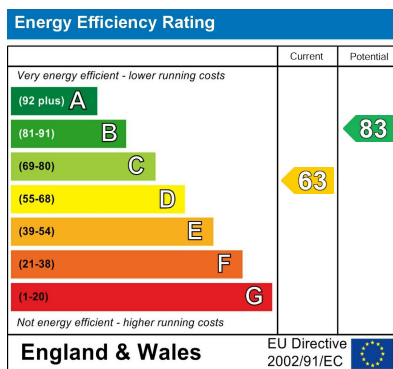
Approx. Gross Internal Area Of Garage 118 Sq Ft - 10.92 Sq M



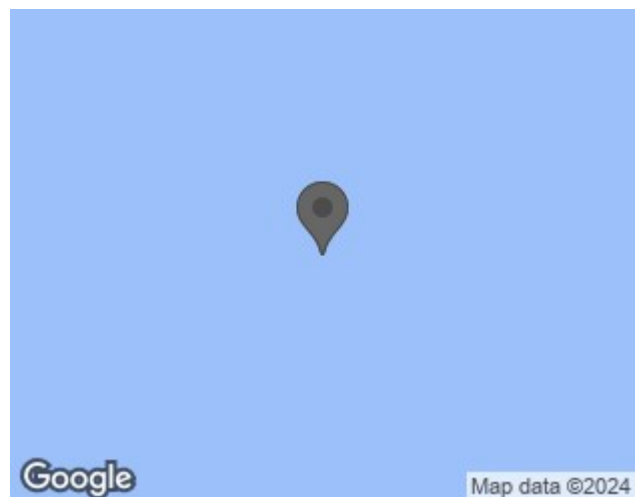
For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography  
www.interdesignphotography.com

This floor plan should be used as general outline for guidance only.  
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.

## EPC



## Map



## Details

Type: House - Detached Beds: 4 Bathrooms: 2 Receptions: 2  
Tenure: Freehold

## Features

• Guide Price £1,400,000 to £1,500,000 • Detached Ted Christmas House • Four Bedrooms • Private Driveway • One Bathroom - Cloakroom/WC • Two Receptions Rooms • Period Features and Sash Windows Throughout • Quiet Leafy Residential Road • Close Proximity to Transport and Schools • Close Proximity to Parks, Coffee Shop and

## Amenities

Guide Price £1,400,000 to £1,500,000 - Hunters are proud to present this amazing four-bedroom Ted Christmas house situated on one of Forest Hill's most prestigious roads, Church Rise. Spanning over 2000 sqft this detached property offers a driveway with ample parking, four double bedrooms, two separate reception rooms, a separate kitchen, one family bathroom, a cloakroom/WC, a tranquil garden, a loft space and a garage with the potential to extend STP this property would be perfect for a family home – COUNCIL TAX BAND G.

Guide Price £1,400,000 - £1,500,000

Rare to the market is this incredible four bedroom double fronted detached family home built by Ted Christmas on the very sought-after Church Rise in Forest Hill. His most prominent houses are along Perry Vale and Church Rise and do not often become available. Ted Christmas was a prominent builder and architect in Forest Hill, SE23, during the early 20th century. These houses have intricate woodwork features and were so characteristic that they became known as "Christmas houses."

This stunning period property offers over 2000 sqft and is a true piece of architectural beauty. With sash windows and stained glass a major feature in many parts and beautiful covings offered in many of the rooms this is one of Ted Christmas's most impressive properties.

The property is set back from this quiet leafy road and you will find a driveway surrounded by an array of beautiful plants and trees. There is a magnificent entrance hall incorporating a chandelier which leads to two reception rooms (one to the left and one to the right). Following on from this you will find a downstairs cloakroom/WC and kitchen which oozes character and features such as brass fixtures, beautifully carved wooden cupboards and surfaces.

The garden is tranquil and offers a haven for family living. There is an array of beautiful plants and trees as well as a separate patio area for seating and relaxation. This leads to a garage which can be used for storage but also offers the opportunity for extension STP.

The upstairs of the property has a wonderful mezzanine area and contains four bedrooms which are all doubles and also a family bathroom. The period features, sash windows and high ceilings provide an airy feel and light to every room.

## SCHOOLS:

Church Rise is in proximity of four schools which are rated in Ofsted's top 10%. In our experience, this is quite unusual and a very attractive feature of the location. The four schools are as follows however please note that there are several other highly rated schools locally too:

St Dunstan's College - Church of England, mixed, primary and secondary. This is a private school.

Fairlawn - Public, mixed, primary, rated Ofsted "Outstanding".

Kilmorie - Public, mixed, primary, rated Ofsted "Good".

Dalmain - Public, mixed, primary, rated Ofsted "Good".

## TRANSPORT

Located approximately 0.4 miles from Forest Hill station which offers services from both London Overground and Southern Rail some of the following travel times are available:

London Bridge in approximately 17 minutes.

Canada Water in approximately 17 minutes.

Canary Wharf in approximately in 23 minutes.

Shoreditch High Street in approximately 22 minutes.

Victoria station in approximately 30 minutes.

Alongside the train links you will find several bus routes from approximately 0.1 miles away on the south circular which includes routes 122 and 185 to Crystal Palace and Victoria to name a few.

## LOCAL SHOPPING AND DINING:

As well as having a Sainsbury's, Forest Hill is well served with a variety of high-quality independent shops, including a renowned traditional butcher. There are also gastro pubs, a gym, cafés, delis and restaurants to name but a few of its excellent amenities.

The Sylvan Post, a well-known pub, Canvas and Cream and Stag and Bow all variously host, music events, exhibitions, and craft days.

If you ever desire a further choice of drinking and eating establishments, then the vibrancy of Dulwich can be found a walk or bus ride away.

## LOCAL RECREATION:

Off the high street in the town centre, you'll find Forest Hill pools and library both of which have undergone refurbishment. Forest Hill pools is known for its swimming pool facilities but is also a local leisure centre with a gym and fitness classes.

The Horniman Museum and Gardens is a well-known local point of interest and can be found just beyond the town centre. It's recognized as popular family entertainment venue and has been featured in "Time Out". With regular events such as a farmer's market, live music and seasonal festivals to name a few, there is always something to enjoy at the Horniman.

You can read more about the Horniman museum and gardens here:

<http://www.horniman.ac.uk/>

Blythe Hill Fields is also located into local area and offers recreational facilities such as the "Trim trails" which is an exercise trail. It also hosts local events where the residents of SE23 get to know each other better and enjoy the community spirit. You may look up details about Blythe Hill Fields on their website:

<http://www.blythehillfields.org.uk/index.htm>