

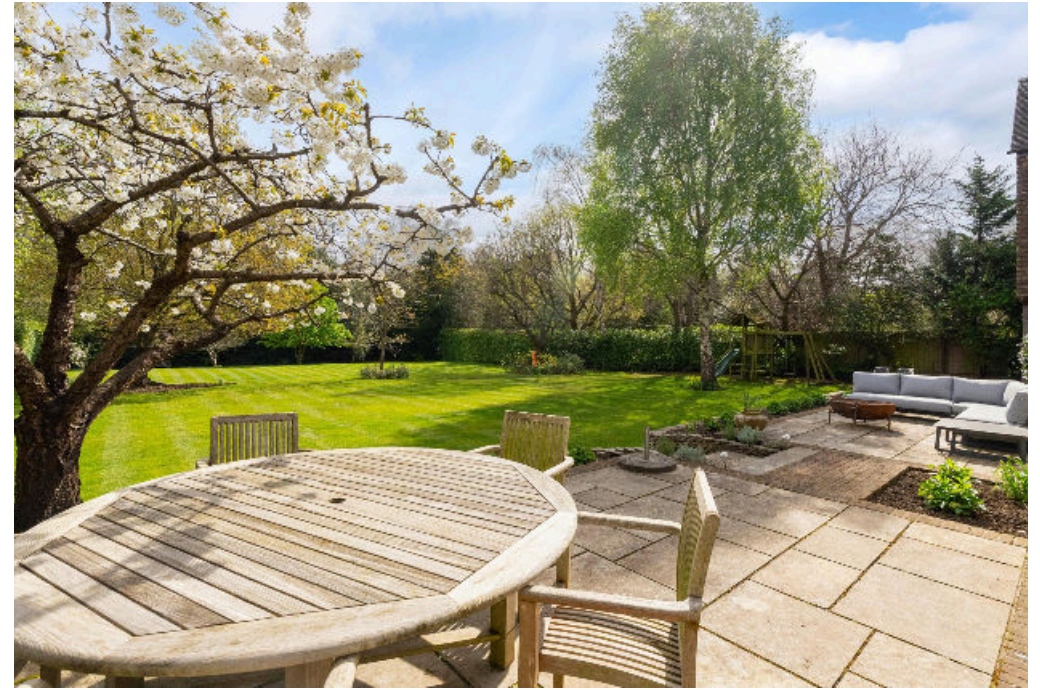


Manor Way, Beckenham BR3

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## Description

An extraordinary rare opportunity to own a meticulously restored arts & crafts residence, expertly envisioned by the esteemed architect, Francis Hooper. Nestled within this secluded and secure 0.69 acre plot on what is arguably Beckenham's most prestigious road, this home epitomizes refined elegance and exclusivity.

Designed with an impeccable eye for detail, the current owners have transformed this family home into a masterpiece, where timeless charm harmoniously blends with modern luxury. The property has been thoughtfully curated to cater to both the demands of family living and the desire to host grand gatherings.

The enchanting rear garden is a private oasis spanning an impressive 125ft in width, bordered by majestic mature trees that provide an atmosphere of seclusion and tranquillity. The garden's illustrious history proudly bears the legacy of a full-size tennis court so the vendors have lovingly retained the original line markers as a cherished reminder of its past.

Within this sophisticated dwelling boasts all the conveniences befitting a residence of such distinction. The spacious layout is enhanced by seamless oak flooring, guiding you through the expanse of this magnificent home. The bespoke, handcrafted kitchen effortlessly connects to two reception rooms, a games room and a study, creating an inviting flow for daily living and entertainment.

The property comes equipped with garages at either end, featuring modern amenities for electric or hybrid vehicles, including newly fitted charging points, emblematic of its forward-thinking design.

Ascend the elegantly crafted staircase to discover the principal suite with walk-in wardrobes, an en suite bathroom, and captivating views of the lush garden. The potential to expand the first floor over the garages or convert the loft subject to the usual consents further amplifies the allure of this space.

In addition to the principal suite, there are four generously proportioned bedrooms, each graced with luxurious en suite bathrooms adorned with Villeroy & Boch sanitary ware, Hansgrohe taps, Porcelanosa tiling and underfloor heating.

Outside, the front garden, encircled by a graceful wall, welcomes you through bespoke, fully automated wooden gates, leading to a granite set and gravel drive.





## Location

Nestled in the heart of Beckenham, Manor Way is steps away from a delightful array of shops, high-end boutiques, restaurants, cafes, wine bars, golf courses and convenient amenities.

Beckenham finds itself boasts an abundance of world-class schools within easy reach. Commuting to James Allen's Girls School (JAGS), Alleyn's, Dulwich College, Trinity, Eltham, Whitgift and Sevenoaks School is effortlessly accomplished, with a short journey by school coach, train, or car. Furthermore, the area benefits from being within the catchment zone for two esteemed state grammar schools, St Olave's and Newstead Wood, as well as locally renowned "outstanding" institutions like Langley secondary schools and Unicorn primary.

Seamless access to Central London is a hallmark of this locale, be it by car or train. Additionally, the convenience of the tram to Wimbledon enhances the already exceptional transport options. Regular train services whisk commuters to Canary Wharf, the City, and the West End in approximately 25 minutes, making the daily commute a breeze.



**Tenure: Freehold**

**EPC: C**

**Council Tax Band: G**

**Local Authority: Bromley Council**

**Guide Price £4,000,000**









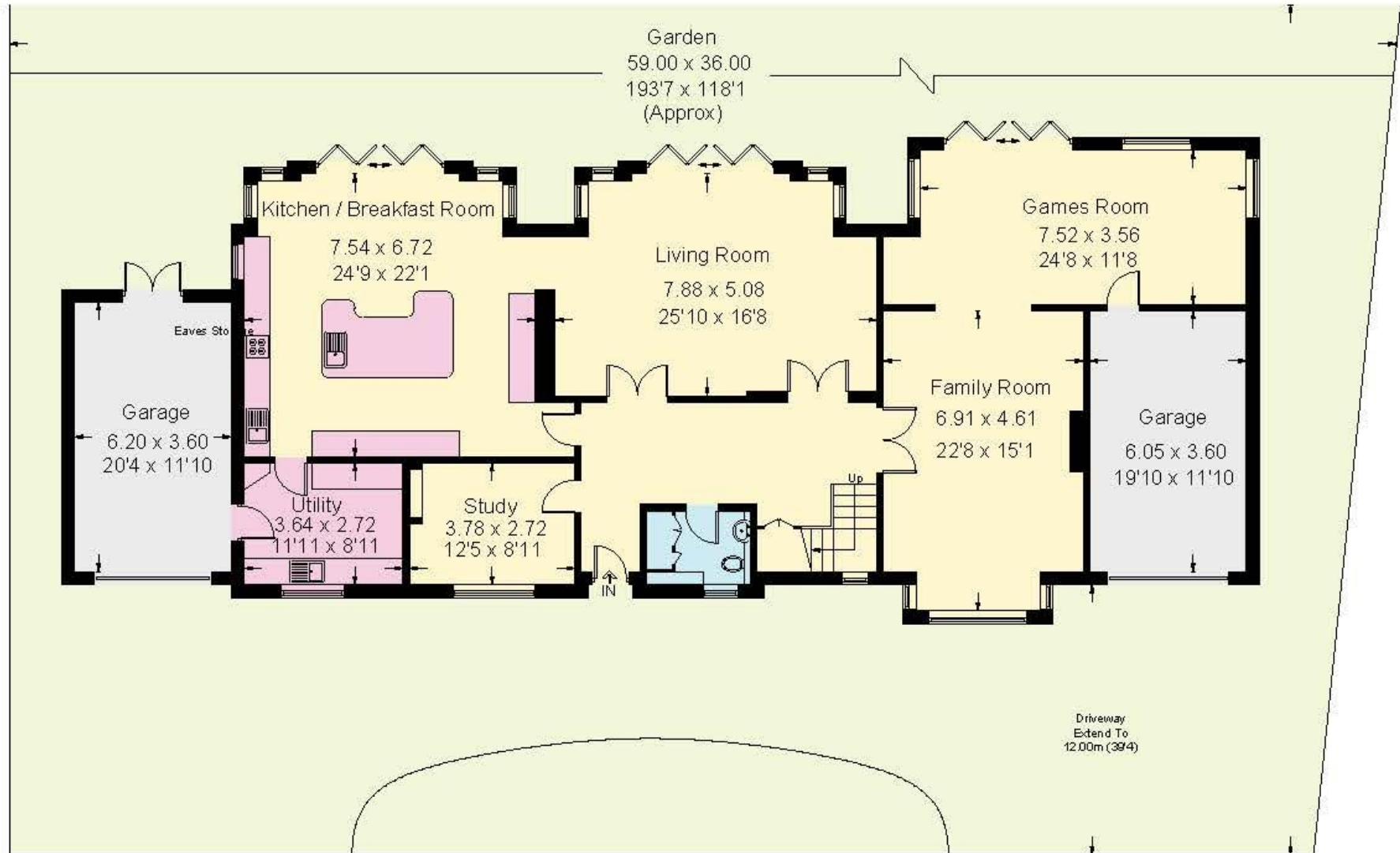







This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

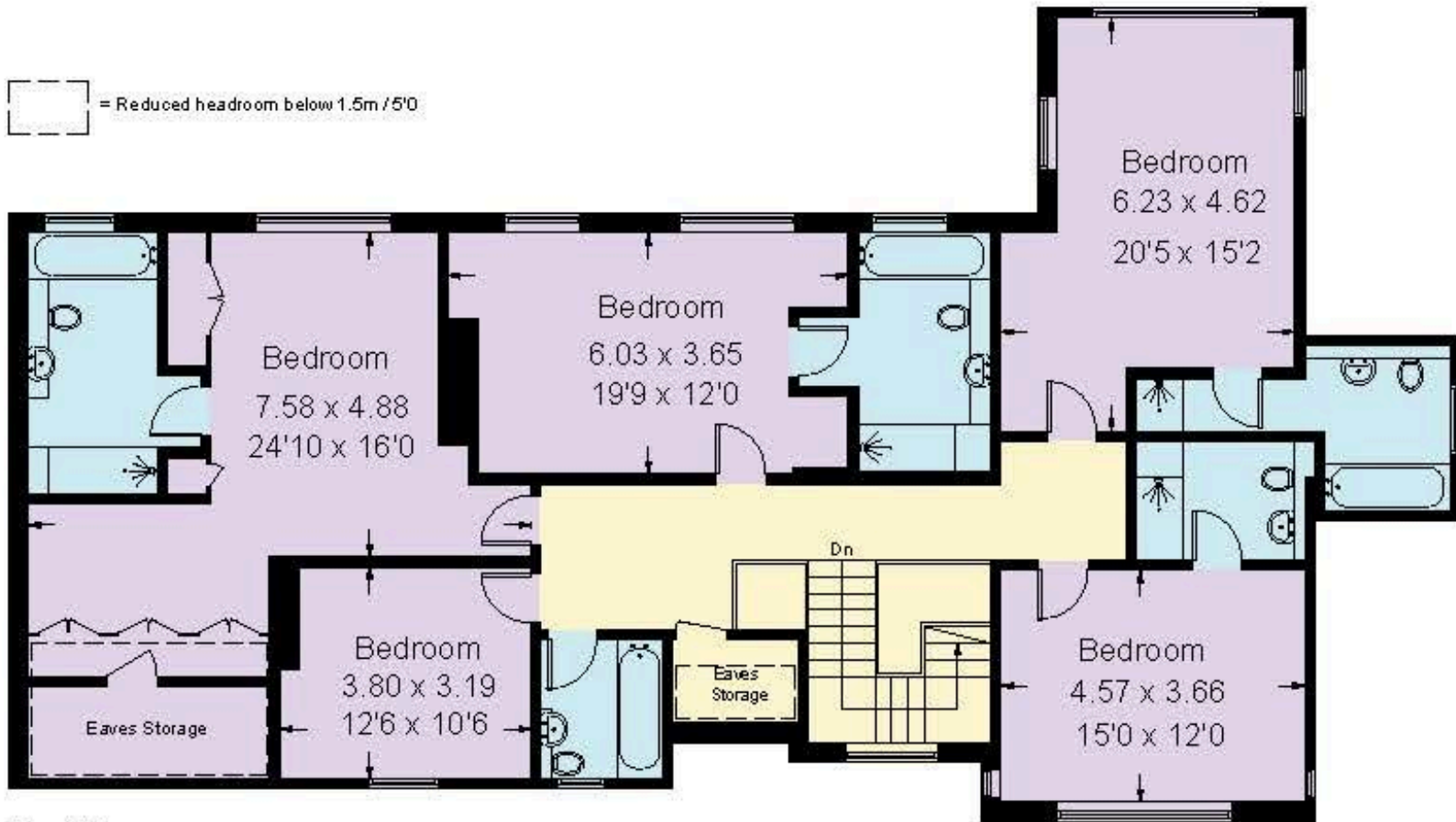
Approximate Gross Internal Area = 404.6 sq m / 4355 sq ft  
(Excluding Eaves Storage/ Reduced Headroom)  
Eaves Storage/ Reduced Headroom = 9.4 sq m / 101 sq ft  
Total = 414.0 sq m / 4456 sq ft



Ground Floor



 = Reduced headroom below 1.5m / 5'0"



**First Floor**



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated April 2024. Photographs and videos dated April 2024.

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