



## MANOR WAY

Beckenham, BR3





# BEAUTIFULLY RESTORED ARTS AND CRAFTS PROPERTY

Nestled within the secluded embrace of a secure 0.69 acre plot on what is arguably Beckenham's most prestigious road, this home epitomizes refined elegance and exclusivity.



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Local Authority: London Borough of Bromley

Council Tax band: G

Tenure: Freehold

Guide Price: £3,950,000





## TIMELESS CHARM BLENDED WITH MODERN LUXURY

An extraordinary and rare opportunity to own a meticulously restored Arts & Crafts residence.

Designed with an impeccable eye for detail, the current owners have completely transformed this family home. The property comes equipped with garages at either end, featuring modern amenities for electric or hybrid vehicles, including newly fitted charging points.

The house has been thoughtfully curated to cater to both the demands of family living and the desire to host grand gatherings.









## ASTOUNDING FAMILY ACCOMMODATION

Within this sophisticated dwelling, 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.

Ascend the elegantly crafted staircase to discover the principal suite with walk-in wardrobes and an en-suite bathroom. 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.

The enchanting rear garden also spans an impressive 125ft in width. Outside, the front garden, encircled by a graceful wall, welcomes you through bespoke, fully automated wooden gates.

This exceptional property presents a unique opportunity to own a cherished piece of architectural heritage, meticulously updated to meet the demands of contemporary living.





# NESTLED IN THE HEART OF BECKENHAM

Manor Way is steps away from a delightful array of shops, high-end boutiques, restaurants, cafes, wine bars and convenient amenities, as well as being within easy reach of an abundance of world-class schools. 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.

The area also 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.

Green spaces are close by including many championship golf courses including Langley Park, Sundridge Park, The Addington, Addington Palace and Royal Blackheath. The Park Langley Club also hosts an array of racquet sports facilities.



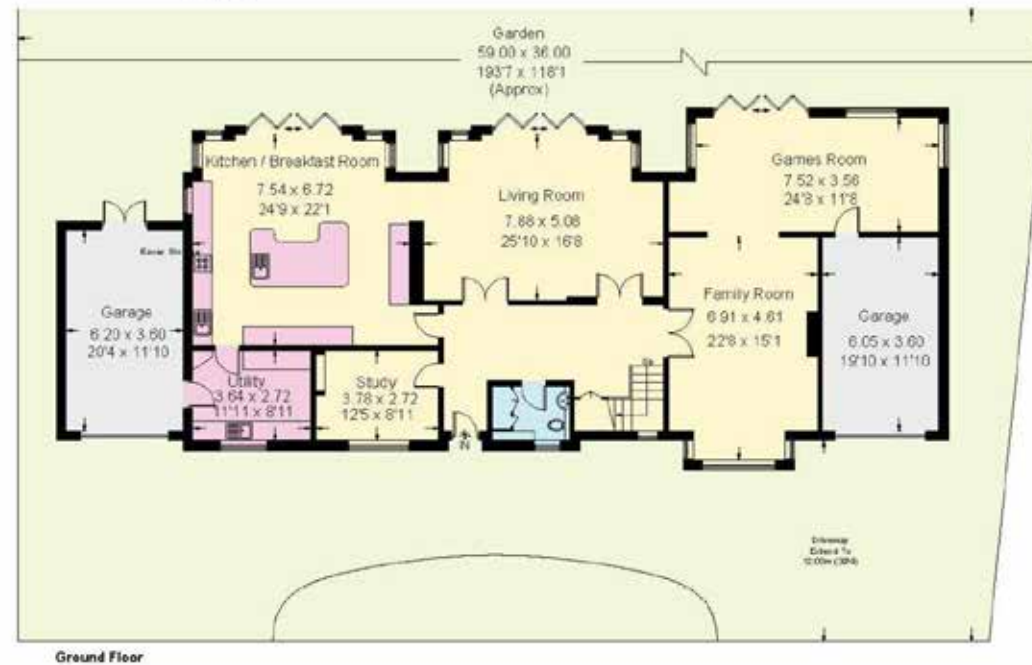












Approximate Gross Internal Area = 404.6 sq m / 4355 sq ft (Excluding Eaves Storage)  
 Eaves Storage/Reduced Headroom = 9.4 sq m / 101 sq ft  
 Inclusive Total Area = 414.0 sq m / 4456 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted  
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