



# WOODSTONE HOUSE

Brockley, SE4





# THREE BEDROOM HOME IN A PRIVATE, FREEHOLD, GATED MEWS

Woodstone House, originally a 19th century Coach House, sits at the end of a private and securely gated site in Garsington Mews which offers not only a private courtyard garden, but also eleven garages - perfect for a car collector or as use as a live/work space.



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Local Authority: London Borough of Lewisham

Council Tax band: E

Tenure: Freehold

Guide Price: £1,950,000



## LOVINGLY REDEVELOPED, CONTEMPORARY FAMILY HOME

Floor to ceiling glazing provides a real sense of openness and highlights the exceptional finish of the interior lateral space.

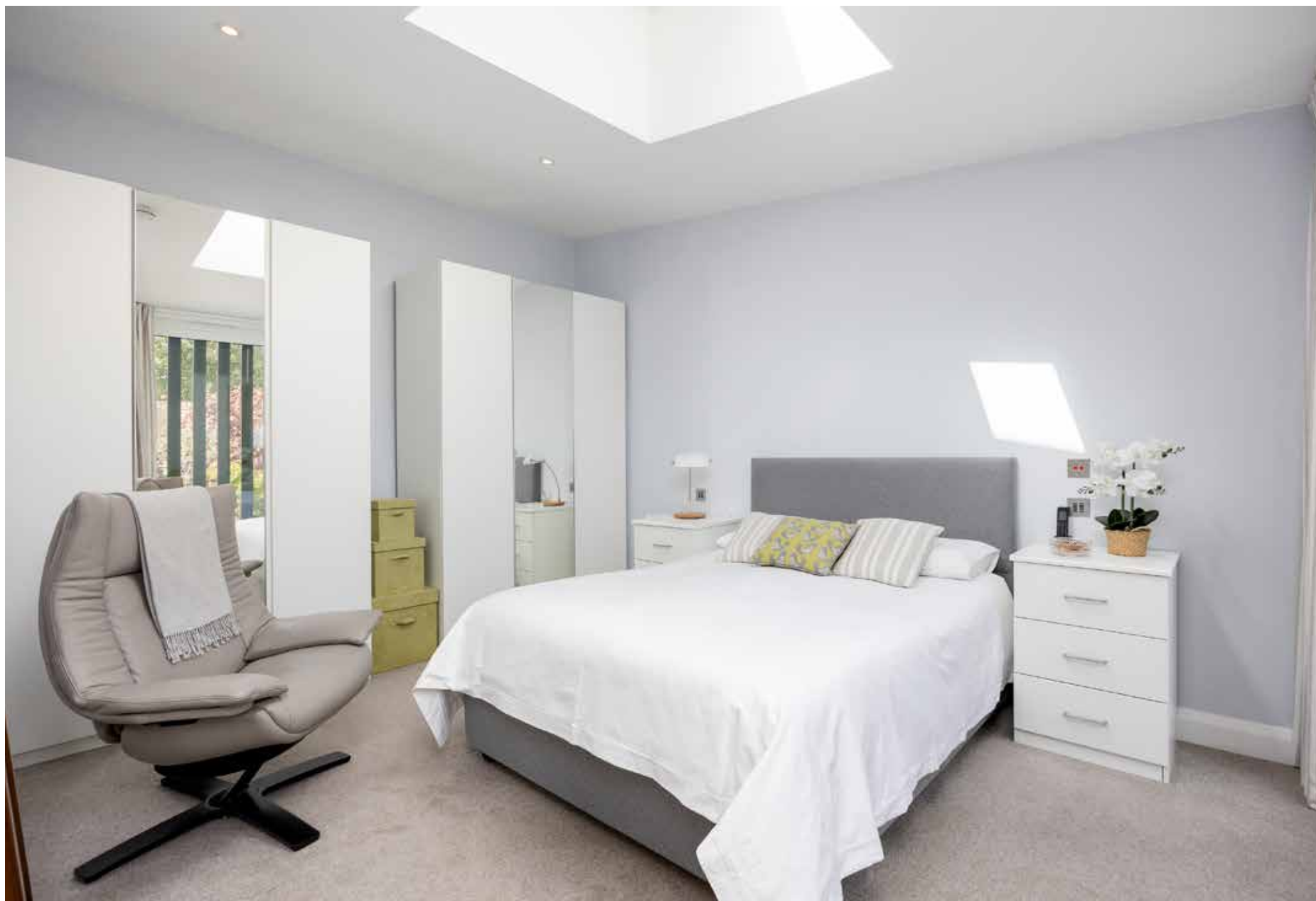
Opening directly into the generous principal reception room, a large skylight and vertical glazing flood the room with natural light. To one side is the separate kitchen breakfast room, complete with integrated appliances and Shaker-style units, as well as one of two staircases which leads to one of the three bedrooms.

To the other side of the reception area is a second reception room or "sun room" with a glazed roof, which in turn leads to the generous principal suite, complete with ensuite bathroom. A handy utility room, family shower room and the second staircase leading up to the third bedroom completes the amenity.















## GARSINGTON MEWS

Garsington Mews is ideally located for transport links; Brockley Station (0.3 miles) is nearby with services to London Bridge, London Victoria (via Clapham Junction) and Crofton Park Station (0.8 miles) offers services to London Blackfriars, Farringdon and Kings Cross / St. Pancras International.

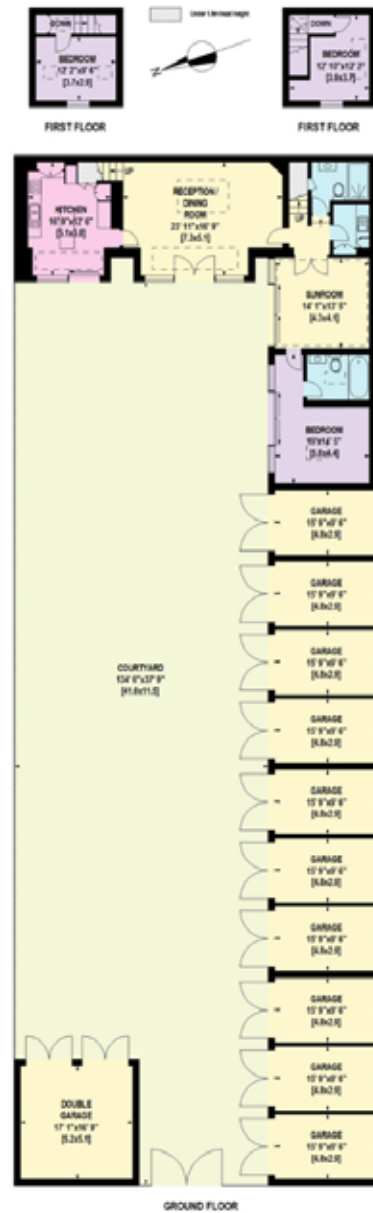
The road network is also excellent with the A2 and A20 easily accessible.

All distances are approximate.









Approximate Gross Internal Area = 145.4 sq m / 1565 sq ft (Excluding Double Garage and 10 Garages)  
 Double Garage = 26.3 sq m / 283 sq ft  
 10 Garages = 141.6 sq m / 1524 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)





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