



**Vanbrugh Fields, Blackheath, SE3 7TZ**

**£ Freehold**

A very lovely 'Arts & Crafts' house in Greenwich Borough's Blackheath Conservation Area, an idyllic location just off The Heath, and also within 200 yards of the two East wall entrances to Royal Greenwich Park.

A path through the deep front garden leads to the wisteria covered porch and front door, which opens into the welcomingly wide entrance hall with  $\frac{3}{4}$  panelled walls, fireplace and winding staircase. There are two large reception rooms; the elegantly proportioned sitting room has a deep square bay window to the front/west, period fireplace and polished pine floorboards. These continue through glazed folding doors to the pleasingly square shaped dining room, also with fireplace, and French doors to the patio and garden. Recently re-fitted with smart navy shaker style units under granite work surfaces, the spacious kitchen also has French doors onto the rear garden. A laundry room with W.C. and shower complete the ground floor. On the first floor there are four good double bedrooms and a bathroom superbly fitted by C.P Hart. There is another large room with shower room ensuite on the top floor. The entire house is exceptionally well presented, from flooring, to window dressing, to the immaculate decorations in Farrow & Ball light and mid tones. The beautiful rear garden is almost 100' deep and has a good area of lawn, well stocked shrub borders, wooded rear section, side access, decked and paved patios adjoining the house.

Blackheath Village and the historic centre of Greenwich are both within very pleasant one mile walks, the former across The Heath, the latter through Greenwich Park. Maze Hill railway station is less than half a mile away.

**The Accommodation Comprises:**

Entrance Hall, Two Reception Rooms, Kitchen/Breakfast Room, Five Bedrooms, Bathroom, Two Shower Rooms, Gardens Front & Rear, Gas Central Heating.

**EPC: E**

**Council Tax Band: G Greenwich**















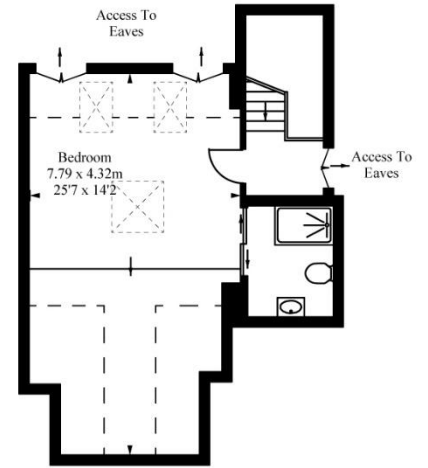
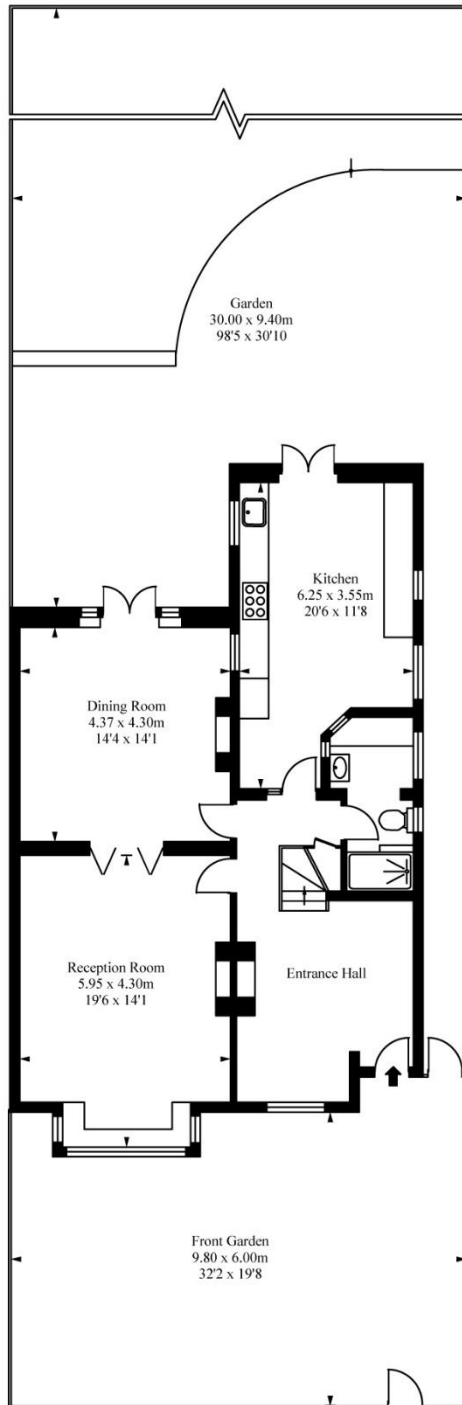


**Viewing strictly by appointment through Comber & Company 020 8318 9666 [sales@comberandco.co.uk](mailto:sales@comberandco.co.uk)**

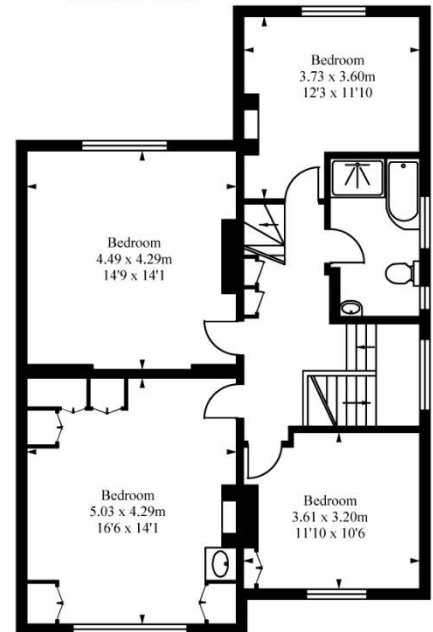
**We have prepared these particulars in good faith to give a broad description of the property. Please note that we have not tested any of the services or appliances but have relied upon our own brief inspection and information supplied to us by the vendor. The buyer is therefore advised to obtain verification from their solicitor or surveyor.**



Vanbrugh Fields, SE3  
Approximate Gross Internal Area  
216.70 sq m  
2,333 sq ft



Second Floor  
Approximate Gross Internal Area  
41.65 sq m / 448 sq ft



First Floor  
Approximate Gross Internal Area  
84.82 sq m / 913 sq ft

Ground Floor  
Approximate Gross Internal Area  
90.23 sq m / 971 sq ft

ILLUSTRATION FOR IDENTIFICATION AND GUIDELINE PURPOSES ONLY  
ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE