

CHOUMERT GROVE, PECKHAM, SE15

FREEHOLD

£1,450,000

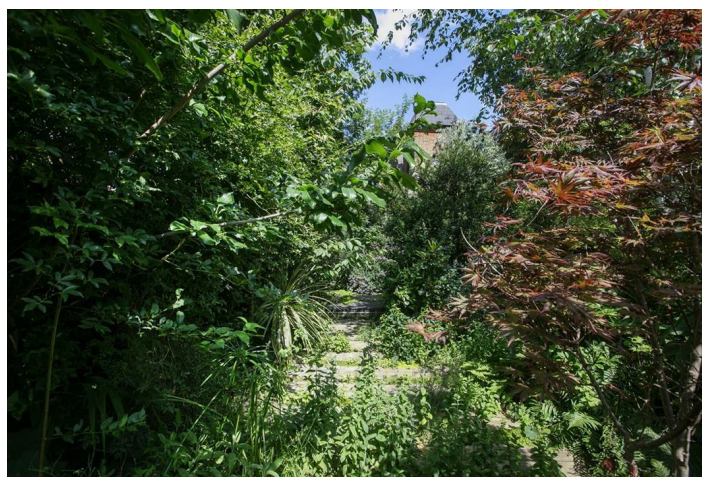
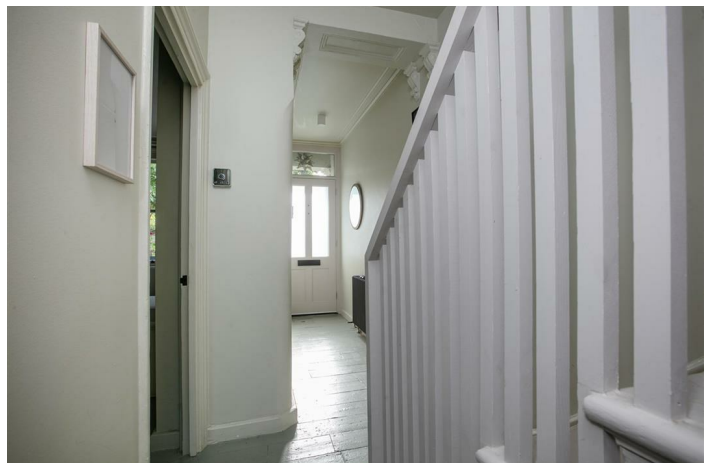
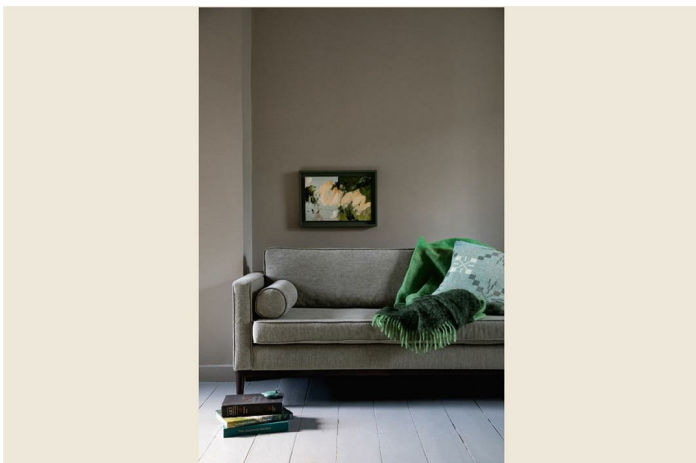
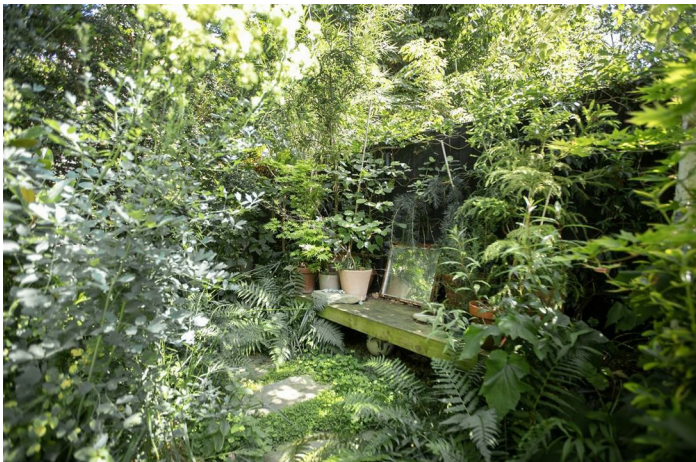


SPEC

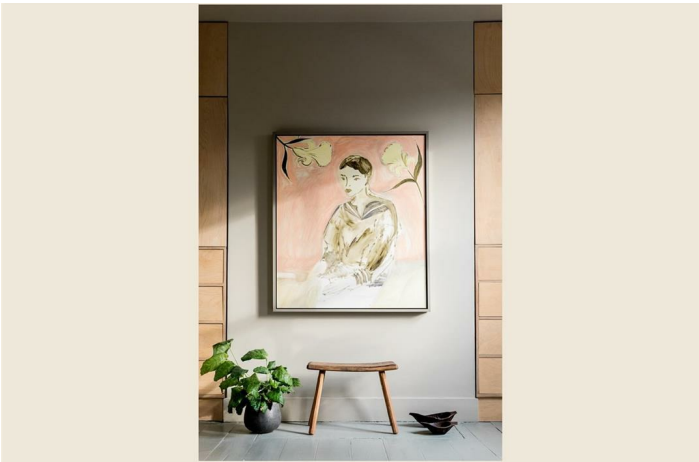
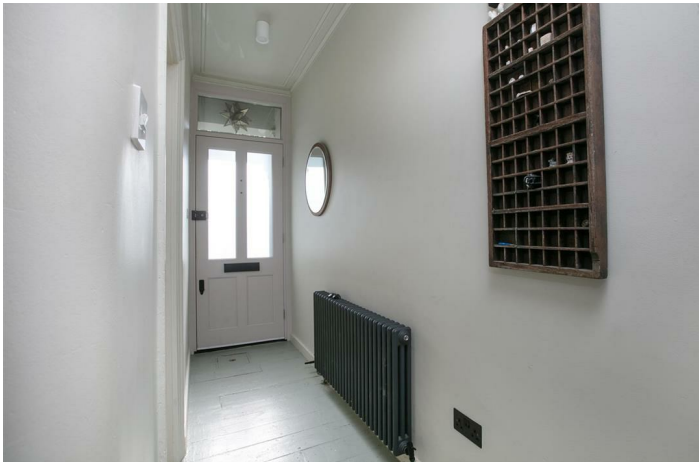
Bedrooms : 4
Receptions : 1
Bathrooms : 2

FEATURES

Architect-Designed
Garden Landscaped by Dan Bristow
Lusso Stone, London Stone, and
Mandarin Stone Tiling
Beautiful Bespoke Joinery
Freehold



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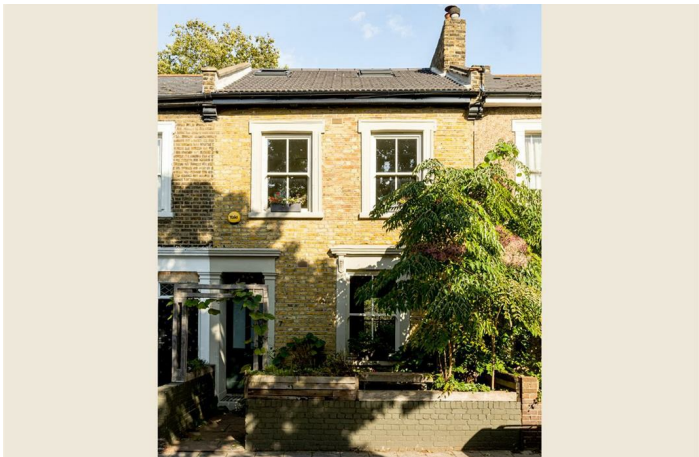
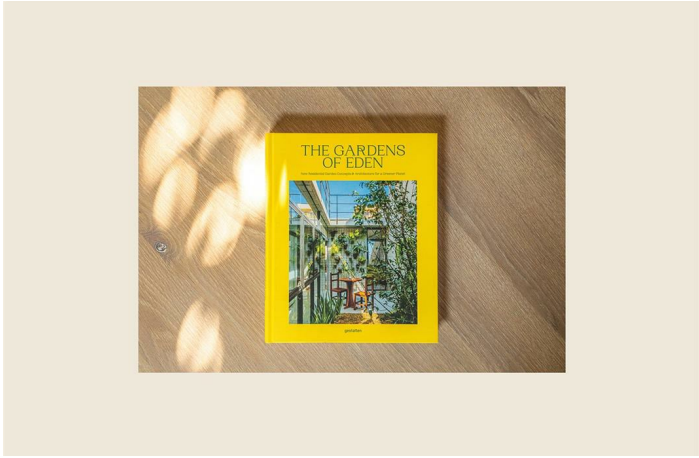
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Beautifully Restored and Extended Four Bedroom Period Home with Lush 70ft Garden.

Nestled along a tree-lined stretch of Choumert Grove - just moments from the bustling rhythm of Peckham Rye Station - this four-bedroom home sits quietly within the leafy contours of the Holly Grove Conservation Area. A thoughtful restoration and sensitive reimagining have elevated the property into something both timeless and distinctly personal, its presence rooted in material integrity and a deep affection for detail. As an interior designer, the current owner has expertly mastered a considered, cohesive colour palette which flows naturally from one space to the next - measured, calming, and deliberate. His work has been featured in The New York Times, The Financial Times, Elle Decor, Living Etc., and elsewhere - but we're assured no space has occupied him more fully or more lovingly than this one.

The approach is framed by a garden conceived by celebrated landscape designer Dan Bristow, whose Size of Wales garden won Gold and the 'Best All About Plants Garden' award at the 2024 RHS Chelsea Flower Show. His work here is restrained and enduring - layered with intention rather than flourish - supported by a palette of plantings designed to thrive with minimal care. Natural sandstone paves the garden in generous slabs, purposefully spaced to absorb rain and respect the natural ecology of the site. Two steel ponds by Corston draw wildlife in, quietly anchoring the garden's living rhythm. Choumert Grove forms part of a magical collection of period streets within the Bellenden Village area. From here you can sample the dishy delights of Bellenden Road in seconds. Rye Lane is a short 5 minute stroll and you can be at Peckham Rye Station in moments for swift, frequent services to central London and beyond.

The original façade has been respectfully restored, its Victorian brickwork and pointing returned to their authentic tones. Sash windows - crafted with double glazing for modern comfort - mirror the home's period proportions, while a secure Banham front door lends substance without show.

Inside, a full restoration has been carried out with longevity in mind. The original floorboards, sanded and sealed, now sing softly underfoot, their patina a warm counterpoint to the home's muted, confident palette. In 2022, a rear extension was added using enduring materials sourced from some of Britain's finest makers - Lusso Stone, London Stone, and Mandarin Stone among them - blending seamlessly with the language of the original house.

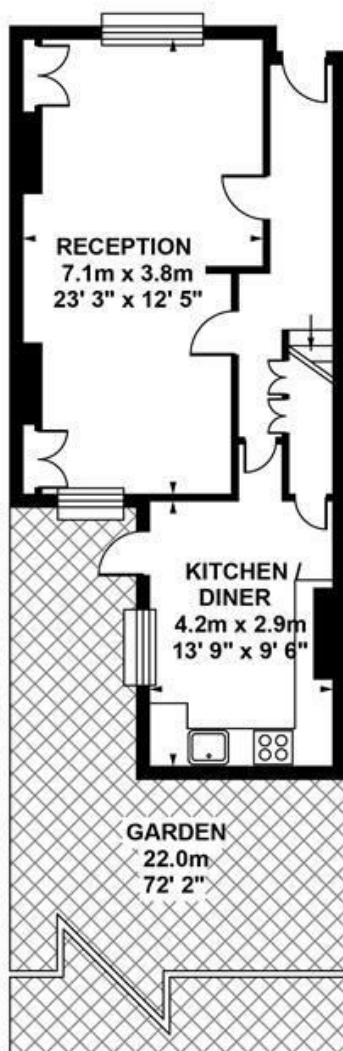
The interior unfolds across four double bedrooms - two currently appointed as workspaces - a double living room, a bathroom, and a separate WC. A skylight tracing the full length of the staircase allows natural light to pool gently into the centre of the home, even in the darkest winter months. Built-in joinery throughout has been custom-made in beech and oak, with particular attention paid to the top floor, where access to the eaves - cleverly concealed and continuous - offers generous, discreet storage, accessible also via the bathroom.

At the rear, the kitchen opens onto the garden through a large landscape window, creating a visual dialogue between inside and out. At the far end, a sheltered corner - known fondly as the second dining room - provides a perennial space for al fresco dining and quiet contemplation, cocooned in green. Throughout, the home is held together by a singular, guiding design language.

This leafy, mature and community driven neighbourhood is bursting with creativity. Peckham Rye is less than a 5 minute walk for swift and frequent services to London Bridge, Victoria and Blackfriars. Denmark Hill is also easily reached on foot or train. There's a whole variety of buses run into town along Peckham Road and Rye Lane just five minutes away. Shops, restaurants and green spaces in East Dulwich, Camberwell and Peckham are all nearby, also within walking distance is the excellent and very popular Nursery and Pre-Prep, The Villa and the new Belham Primary School. Local bars include The Victoria Inn, The Hermit's Cave, The Camberwell Arms and The Crooked Well. Even closer is the much loved Montpelier - it's a cracking spot to meet all your new neighbours. Miss Tapas and The Begging Bowl are highly rated as is Ganapati and the much feted Artusi - all are just around the corner or a 2 minute walk down the road. This area is spoilt for green spaces such as the 120 acre Peckham Rye Common which is small walk or jog away also very nearby is the local Warwick Gardens and Goose Green both a gentle stroll away.

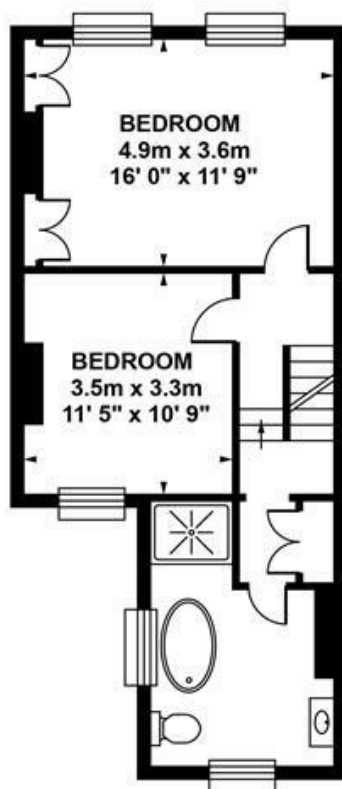
Tenure: Freehold

Council Tax Band: D



GROUND FLOOR

Approximate. internal area :
47.31 sqm / 509 sq ft



FIRST FLOOR

Approximate. internal area :
47.75 sqm / 514 sq ft



SECOND FLOOR

Approximate. internal area :
46.31 sqm / 498 sq ft

TOTAL APPROX FLOOR AREA

Approximate. internal area : 141.37 sqm / 1521 sq ft

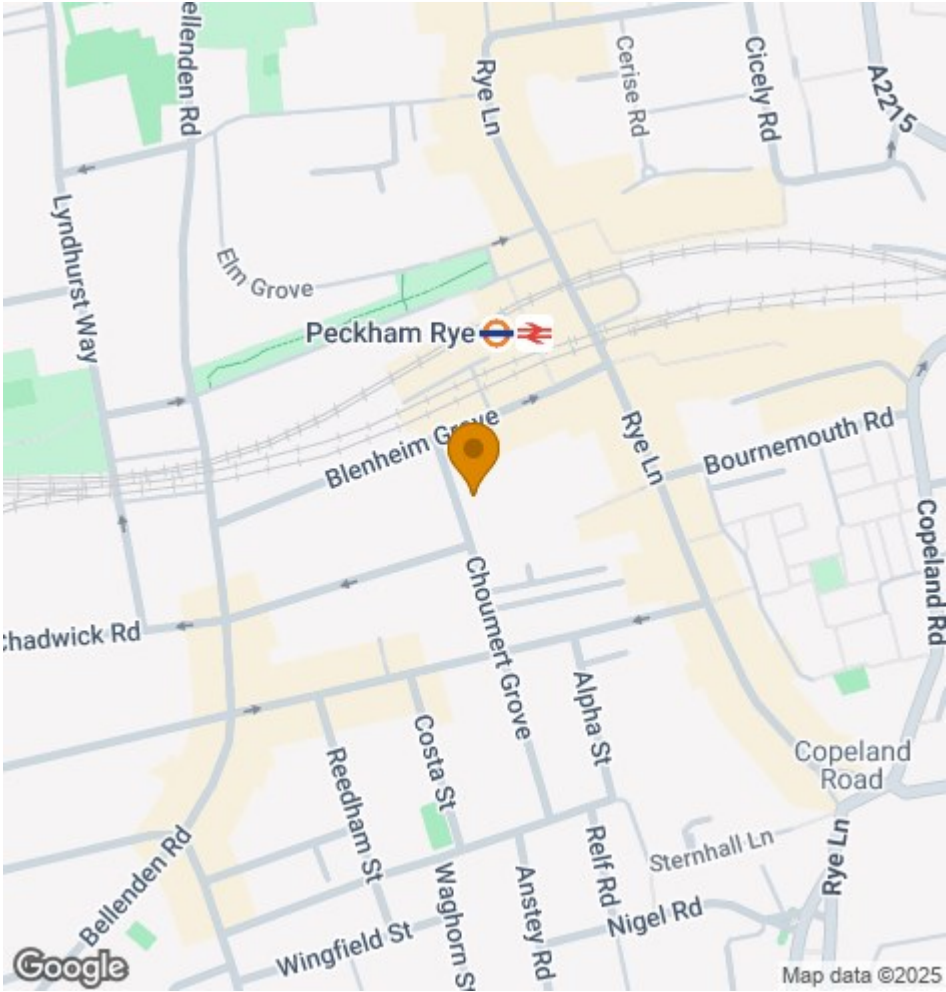
Measurements for guidance only / Not to scale

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 	

All information supplied should be checked by your solicitor prior to exchange of contracts. Lease details, measurements, floorplans and photographs are displayed for guide purposes only. We have not carried out a structural survey and the services, appliances and specific settings have not been tested.



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