

GROVE PARK, CAMBERWELL, SE5

FREEHOLD

£4,500,000

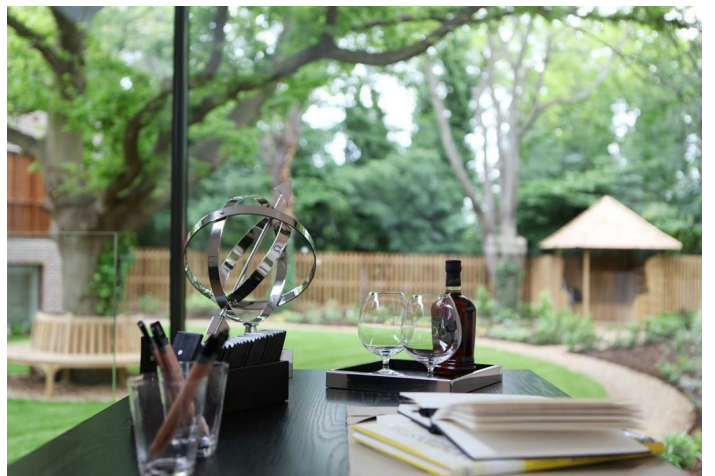
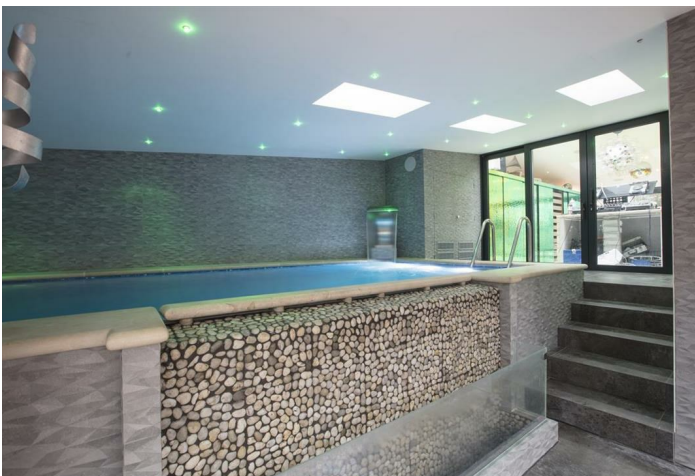
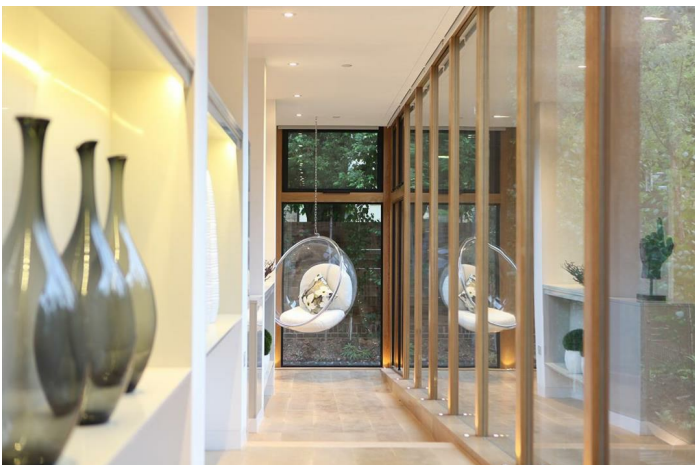


SPEC

Bedrooms : 5
Receptions : 2
Bathrooms : 5

FEATURES

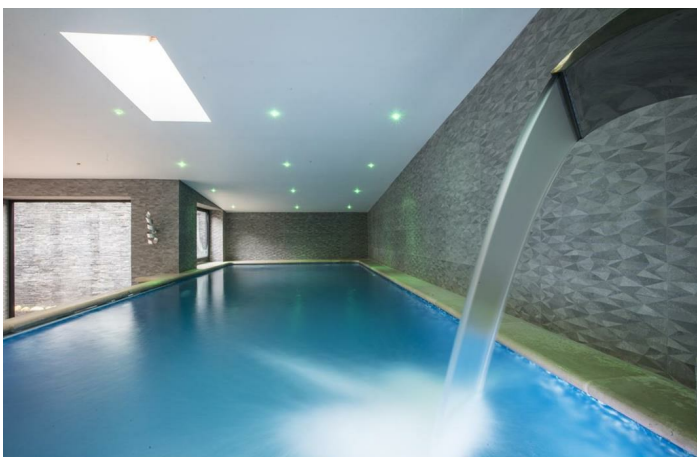
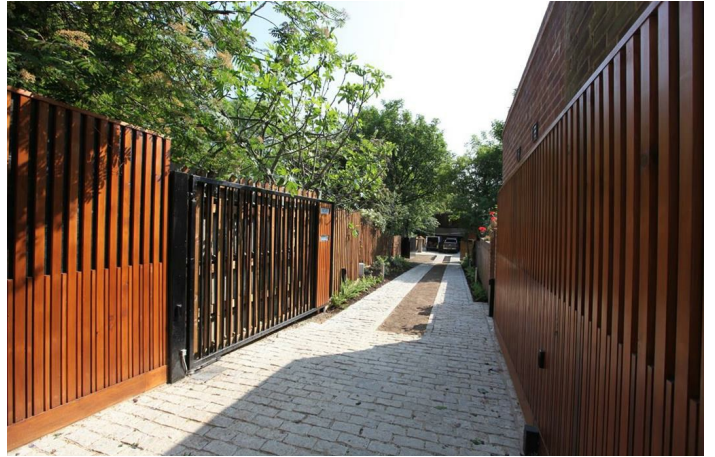
Swimming Pool
Home Cinema
Double Garage
Gated and Exclusive
Roof Terrace
Freehold



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Astounding and Unique Five Bedroom/Five Bathroom Home on 1/3 Acre With Gym, Double Garage and Pool.

Get your people to ring our people - quickly. Oakridge spans over 6,000 sq ft and sits on a leafy, gated and private 1/3 acre off the already peaceful and much sought after Grove Park. Easily the most impressive house we've had the fortune to deal with - and that's saying something! Accessed along a long gated drive with video access, the five bed/five bath three storey contemporary stunner is private on all sides - the paparazzi don't stand a chance! Every fitting is bespoke, elegant, contemporary and slick - a marble bathroom, Italian 'Lida Cucina' designer kitchen, 'Kupperbusch' appliances, thermostatically controlled underfloor heating, stone work surfaces - and that's before we mention the air conditioned gym, sauna, home cinema, wine cellar and separate pool with summer house! The album launch party will go off with a bang and your guests may refuse to leave! There's a fully integrated 'Creston' entertainment system to control the lights and music and a Texecom monitored intruder alarm system to stop any B-listers gate crashing. The architecture is simply sublime - it's a building that feels instantly at home in its surroundings and is ingeniously created around a mature tree of a century or more. There's space for numerous cars to park and you've also got a nifty car turntable. The double garage with electric gates will keep the Porsche safe and sound.

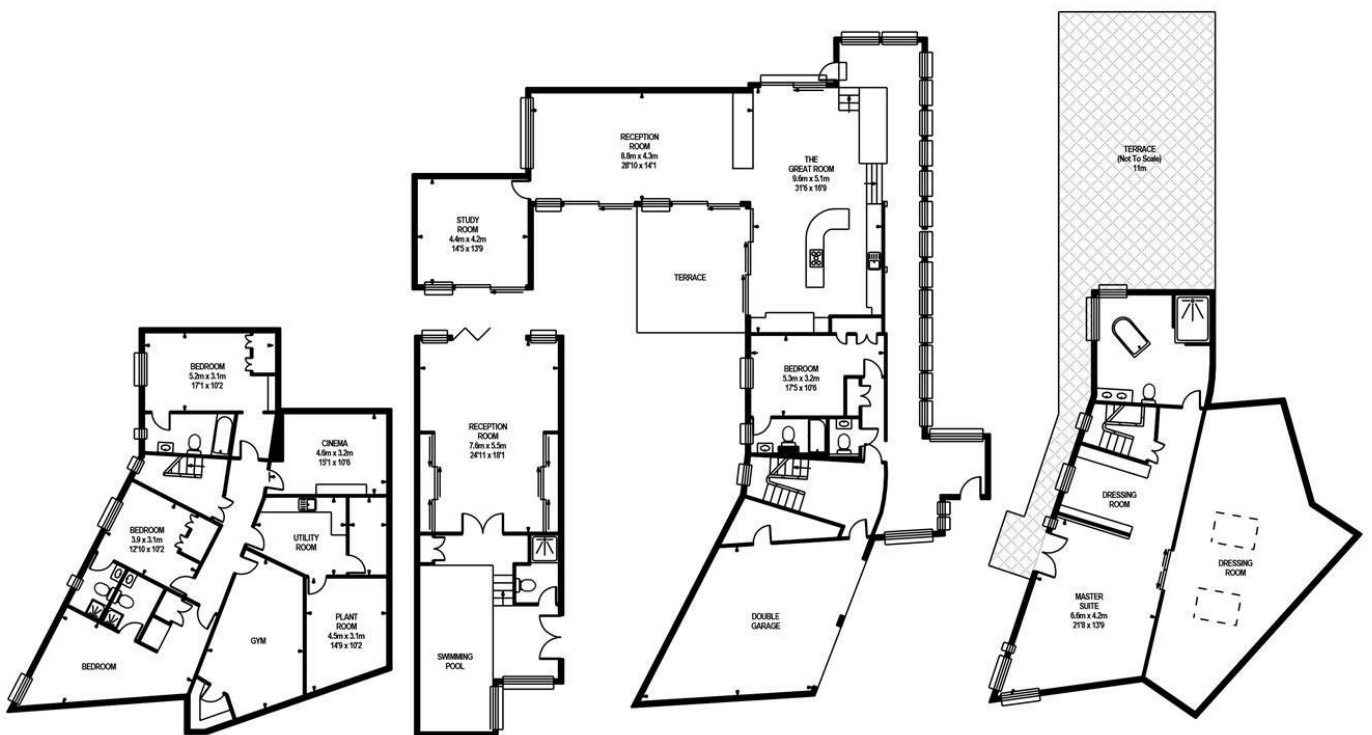
Western red cedar and iroko cladding sit confidently into the signature red brick exterior organically contrasting with the leafy surroundings. The generous garden is expertly stocked and landscaped - you'll have to remind yourself you're so close to central London. The oak tree is visible from every room throughout the south side of the house - its lush canopy offers shade and dapples the light creating leafy shadows where ever you walk. To achieve such exclusivity amidst a locale as buzzing is no mean feat. You're within the Camberwell Grove Conservation area - a much celebrated collection of Georgian, William IV, Victorian and Edwardian homes. A video entry system alerts you to guests. High electric gates open to a long paved drive - you'll note the first glimpse of the ridged cedar cladding running on either side. Approaching the house you'll first spy wide garage doors (also electric) and a door from inside the garage leads through to the hall. The main entrance invites you into the grand hall where you'll enjoy a water feature which accompanies you along a long, gently declining walkway. The first of your double, en suite bedrooms sits on your left and there is fitted storage for hiding any unsightlies.

The kitchen (aptly named 'the great room') sits at the end of the hall boasting almost unbelievably high, oak lined ceilings. It's a space of dramatic light and possibly the best place from whence to enjoy the lush surroundings. The plush Italian kitchen offers the perfect spot to rustle up some restaurant quality nosh for the guests who'll be sipping vino on the raised decked patio. In addition to a full range of integrated appliances and those sexy stone work surfaces you'll benefit from a Quooker instant boiling water tap - never wait for tea again. Continue forth past the dining space and integrated flame effect gas fire to reach the main reception which frames the best shot of your lawn, flora, fauna and funky dome shaped pergola. Wide sliding glass doors here and in the kitchen open to bring the outside in. A further reception/study with integrated TV lies beyond this. In addition to a further glass wall, a Japanese window supplies a secluded rear green vista - the perfect calming environment to get cracking on your next best seller. Moving downward to the garden floor you'll find three large en suite bedrooms - all enjoying fitted cupboards and large windows facing the tree - wonderful to throw the curtains open to. A fantastic gym with adjoining sauna sits on the far side of the lower hall - it can be your first port of call in the morning.

A large overhead skylight allows daylight to stream in. The home cinema is just next door. There's an integrated media package (the screen almost fills the wall), surround sound and plenty of space for watching the classics and chomping on popcorn. The utility room, wine cellar and boiler room complete this floor. Returning to the entrance hall, an adjoining staircase links all the floors. A tall lancet window supplies yet more garden views. You'll find the master suite on the first floor. It lavishly sprawls over the entire level and includes a huge slumber space, vast dressing room with skylights and perfectly plush adjoining, marble clad en suite. A walk in shower with circular skylight, contemporary roll top bath and twin wash hand basins makes for the most impressive pamper parlour - are you ready for your close up?

Camberwell has had more than its fair share of high profiler inhabitants - from John Major to Florence Welch, Erin O Connor and Ian McKellen. Beautiful Bellenden Road is less than ten minutes by foot - cafes, pubs, deli's and a book shop make it perfect for a Saturday stroll. Cool Camberwell is fast becoming widely noted for its culinary hot spots - The Crooked Well, Silk Road and some yummy pizza at Theo's - the list is ever growing. Transport is a cinch (for when your driver is holidaying). The London Overground takes its place on provides an excellent outer orbital route around our fair city. Shoreditch, Clapham High Street, Islington and Hoxton all without changing. You can pick it up at both Peckham Rye and Denmark Hill - both less than 10 minutes' walk. This is in addition to over land services to London Bridge and Victoria. The locale is awash with character and abuzz with cafes, restaurants, art, culture and personality. The nearby Camberwell College of Art ensures a flood of arty types. The South London gallery offers a great spot to nose around. Pubs abound nearby - we love the Hermit Cave, Sun of Camberwell, George Canning, Crooked Well and the Storm Bird.

GROVE PARK SE5
FREEHOLD



LOWER GROUND FLOOR
Approximate Gross Internal Area -
149.52 sq m / 1609 sq ft


GROUND FLOOR
Approximate Internal Area -
79.79 sq m / 859 sq ft


GROUND FLOOR
Approximate Internal Area -
229.36 sq m / 2469 sq ft

FIRST FLOOR
Approximate Internal Area -
129.50 sq m / 1394 sq ft

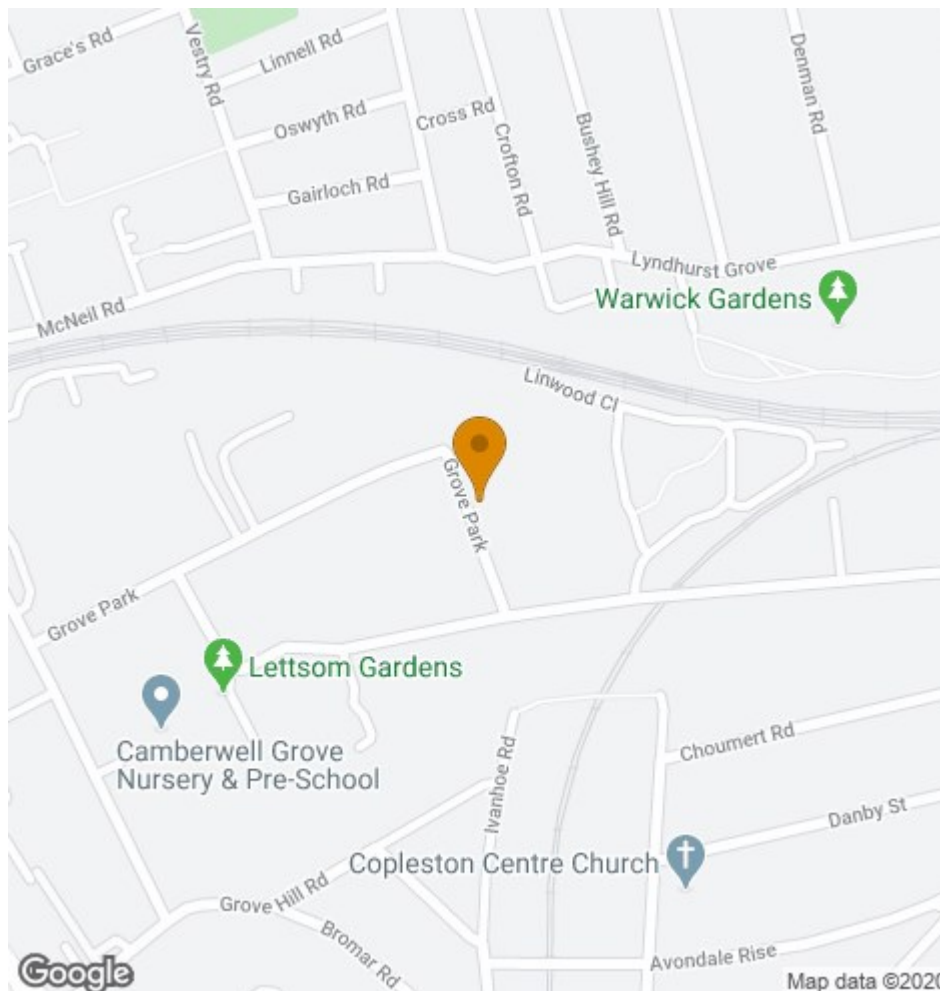
TOTAL APPROX.FLOOR AREA
Approximate Internal Area - 588.17 sq m / 6331 sq ft
Measurements for guidance only / not to scale

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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		
	71	73
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		
	74	77
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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