



Charlecote Grove, SE26 | £1,000,000

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In General

- Four bedroom
- Semi-detached family home
- 64ft private rear garden with decking area
- 1,538.8 sq ft of internal living space
- Arranged over three floors
- Cellar
- Useful shed storgae
- Attractive period features
- Open plan kitchen diner with bi-fold doors
- An abundance of natural light

In Detail

A beautifully presented four-bedroom semi-detached family home, situated on the quiet and secluded Charlecote Grove on the borders of Upper Sydenham and Forest Hill, boasting a stunning, well-maintained private rear garden.

Arranged over three floors and extending to an impressive 1,538 sq ft, this exceptional property offers the perfect blend of period charm and modern family living.

The ground floor features two bright and spacious reception rooms, both with feature fireplaces. The front reception room benefits from an elegant bay window, flooding the space with natural light, while to the rear, a superb open-plan kitchen/dining room provides the ideal setting for family life and entertaining. Bi-fold doors open onto the beautiful 64ft private rear garden, complete with a decked seating area and storage shed.

The first floor comprises three bedrooms, served by a stylish family bathroom. Occupying the entire top floor, the principal bedroom provides a peaceful retreat and benefits from a modern en-suite shower room.

Further benefits include a cellar, far-reaching views from the upper floors, attractive period features, gas central heating, and excellent natural light throughout.

Ideally located just 0.7 miles from Sydenham station and 0.8 miles from Forest Hill station, the property offers excellent transport links to London Bridge, Victoria, Canada Water, Whitechapel, Highbury & Islington, and beyond.

Charlecote Grove is a peaceful cul-de-sac with the hidden gem of Baxter Field at one end. Popular with local residents, the park features a children's playground, table tennis table, open green space and woodland surroundings. An annual street party further enhances the area's strong sense of community.

A short walk across Baxter Field leads to Forest Hill Library, Forest Hill Pools and the town centre's wide range of amenities. The property is also conveniently located close to several highly regarded primary schools.

EPC: D | Council Tax Band: D



Floorplan

Charlecote Grove, SE26

Total* = 143.0 sq. m / 1538.8 sq. ft

Second Floor = 30.2 sq. m / 325.2 sq. ft

First Floor = 49.0 sq. m / 527.5 sq. ft

Ground Floor = 57.8 sq. m / 622.5 sq. ft

Cellar = 5.9 sq. m / 63.6 sq. ft

☐ = Reduced head room below 1.5m

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*All measurements are approximate and do not include eaves space. The plans are for representation purposes only as defined by RICS - 'Code of Measurement Practice'. The plans are not to scale. Please personally check all sizes, dimensions, shapes and compass bearings before making any decisions reliant upon them. Copyright The Pedder Group © 2026.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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