Wooster & Stock

CHAMPION HILL, CAMBERWELL, SE5

FREEHOLD

£3,250,000







SPEC

Bedrooms : 6
Receptions : 5
Bathrooms : 3

FEATURES

Detached Period Home
120 ft Rear Garden
Two Balconies
Period Features
Newly Refurbished









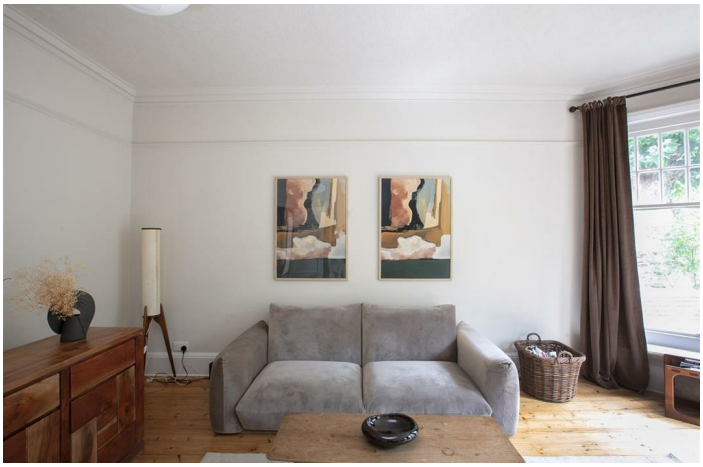




CHAMPION HILL SE5
FREEHOLD

















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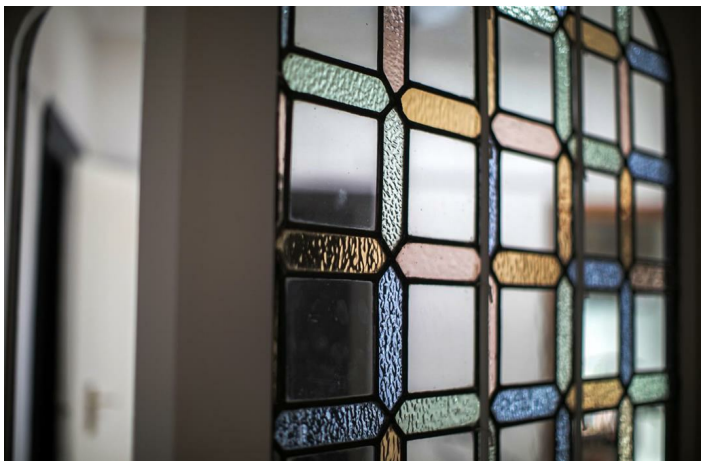




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Landmark Six Bedroom Detached Residence with Magnificent 120 ft Garden - CHAIN FREE.

This house is well placed in one of the most prestigious postcodes this side of the Thames. Champion Hill sweeps between Denmark Hill and Grove Lane. It is a quiet thoroughfare and has an intriguing history and interesting architectural mix. These Victorian homes very rarely hit the market and it's clear to see why – inside you'll spy a staggering 5000 square feet of space! Brimming with character and charm, the rooms inside are of magnificent proportions with many original features and swathed in natural light. It enjoys a recent and sympathetic decorative refurbishment throughout whilst retaining a wealth of original features including fireplaces, staircases, stained glass and picture rails. The beautiful sloping mature garden measures around 119 feet and offers an imitiably leafy oasis. We can't think of a better place for entertaining! The accommodation comprises six double bedrooms, five receptions, three bathrooms, large kitchen/diner, well stocked utility room, various storage rooms, cloak room, stunning hallways and tandem garage. Two separate rear-facing balconies offers sweeping views over the garden for further al-fresco dining/sipping.

Set back from the street, park the car(s) in the driveway (space for 4 or more!) and pause to admire the façade of this house – it's very appealing; red bricked, draped in wisteria and has flashes of colour with stained glass windows on the upper floors. You'll spy a garage to the right hand side (which has access both directly into the house and the back garden). Step through the arched, double front door and into an elegant entrance hall with solid oak herringbone parquet floor and large cloak room to the rear. Turning left through another attractive arch leads to a magnificent hall/first reception room with solid oak flooring, an impressively tall ceiling and stunning staircase with signature stained glass window. From here, double doors lead into a front-facing, formal reception with solid wood floors, impressive ceiling height and original fireplace to the right. From this room you can walk directly into the spacious and well-appointed kitchen next door (also access via the hall) with ample work space, an island and country style units, equipped to handle family meals with ease. A side aspect door is great for taking the rubbish out. To the rear of the ground floor are two further large and elegant reception rooms with solid wood floors and large windows giving grand views of the garden. One has a fantastic bay window and both rooms have access to a large and pretty balcony (lovely for sitting out) which in turn leads down to the 119ft x 57ft garden.

The lower ground floor plays host to some fantastic additional space. Down here you'll find a well stocked utility room with direct access to the garden. It's ideal for BBQs and summer gatherings. There are further versatile storage areas and three further large rooms offering potential home office/children's workspace, games room or just further living space. There is easy access through double glass doors onto the sunny terrace - this floor would make an ideal teenager's hideaway or an au-pair quarters perhaps? The rest of the house is arranged over the top two floors with three big double bedrooms on the first floor. The master sits across the front of the house and has a fantastic en suite bathroom with shower, bath, twin sinks and storage cupboards. This bathroom is also accessible off the first landing. Bedrooms two and three each face rear with beautiful garden views. There is a second balcony leading from the left hand room where you can enjoy those views just that little bit more. There is separate attractive blue tiled bath and shower room sitting just along the hall. Not to be overlooked is a generous and convenient walk-in airing cupboard. The second floor has three more bedrooms (six in total) with sloping ceilings and pretty fireplaces in each room. One of the rooms enjoys some magnificent parquet flooring too. A third bathroom and a run of beautiful fitted storage in the hall are sure to make life easier!

The transport options are excellent; eight minute walk to Denmark Hill station (Zone 2) for the highly rated Windrush Line which will whisk you to Shoreditch, Canary Wharf (via Canada Water), Clapham Junction and a large number of other stops are all reachable on this link. Denmark Hill also directly serves the City (Blackfriars, City Thameslink, Farringdon, Kings Cross/St Pancras) as well as the West End (Victoria). East Dulwich station, also only eight minutes walk, goes directly to London Bridge. There are also a multitude of buses running on either Grove Lane (two minutes away) or Denmark Hill (five minutes away).

There are a number of excellent schools nearby - a short walk down leafy Greendale to the highly rated independent James Allen's Girls School and co-educational Alleyn's School. Dulwich College and Dulwich College Prep are a short drive/bicycle ride away. Also nearby is the well regarded Villa Pre-Prep School & Nursery. Camberwell College of Art is also within walking distance. Local eateries include the Michelin-starred Kerfield Arms and The Camberwell Arms, a winner of the Observer Food Monthly's Best Sunday Lunch award. There are plenty of shops nearby including a some fab independent food shops on Camberwell Church Street and Camberwell Green, plus a modern library and playground. There is a Sainsburys superstore an easy 5 minute walk away. The shops and foodie hotspots of Peckham and East Dulwich are also in walking distance. Frank's rooftop bar is a hopping spot and there's a further host of bars and restaurants in Peckham. We have a particular fondness for Levan and Peckham Bazaar. Keeping fit? Camberwell Baths is stunning and within an easy canter. Ruskin Park is a short walk away and you have the Butterfly Tennis Club is nearby too. The elegant Dulwich Park and Brockwell Park are also a short bicycle ride away.

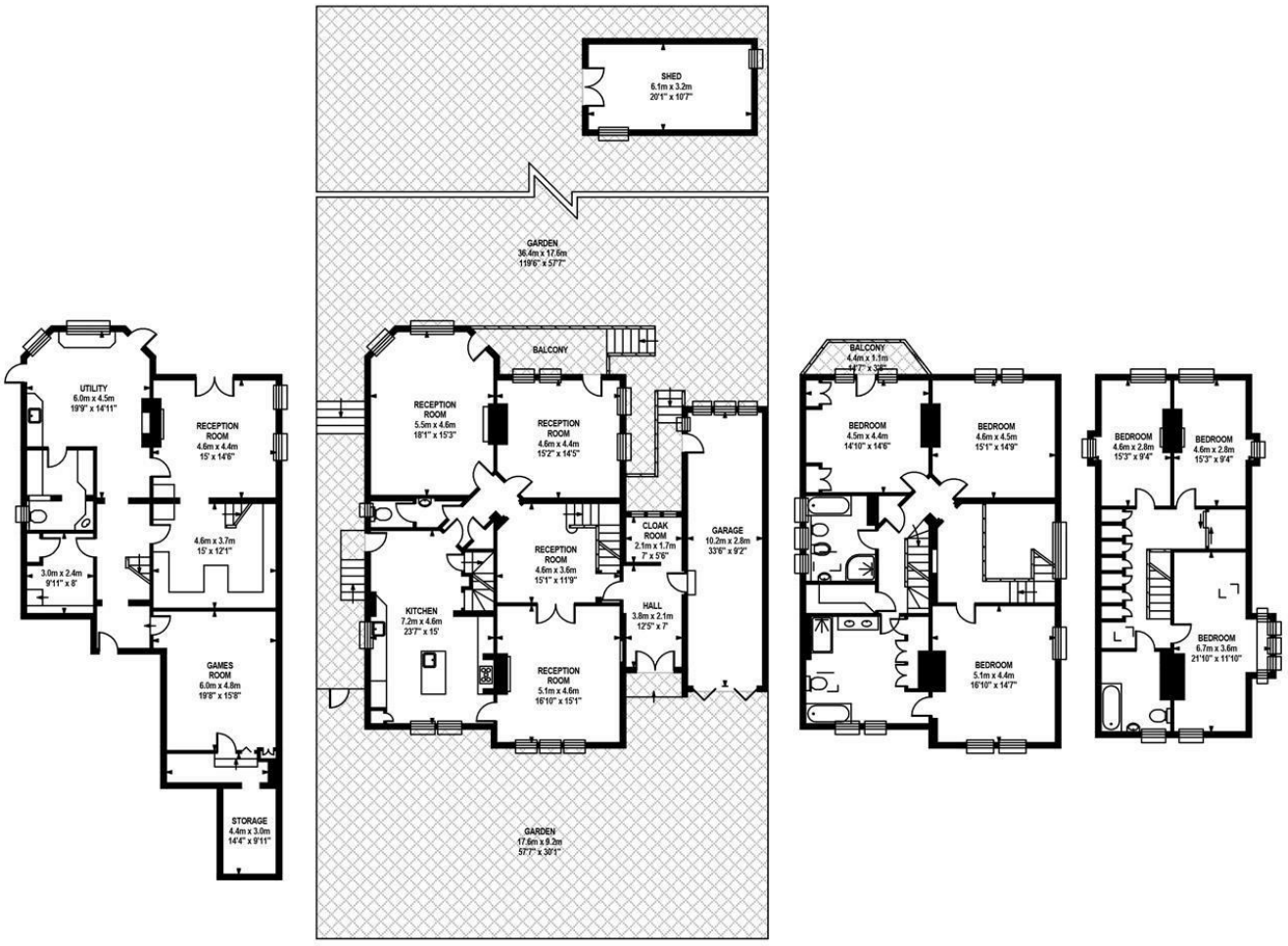
A subsidence claim was made in 1993 in connection with trees located close to the property. The trees were subsequently removed and underpinning works were carried out in 1994.

Tenure: Freehold

Council Tax Band: G

CHAMPION HILL SE5

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LOWER GROUND FLOOR
Approximate Internal Area :-
132.19 sq m / 1423 sq ft

GROUND FLOOR
Approximate Internal Area :-
178.55 sq m / 1922 sq ft

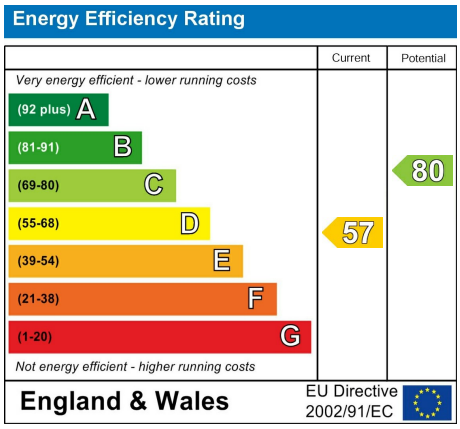
FIRST FLOOR
Approximate Internal Area :-
124.47 sq m / 1340 sq ft

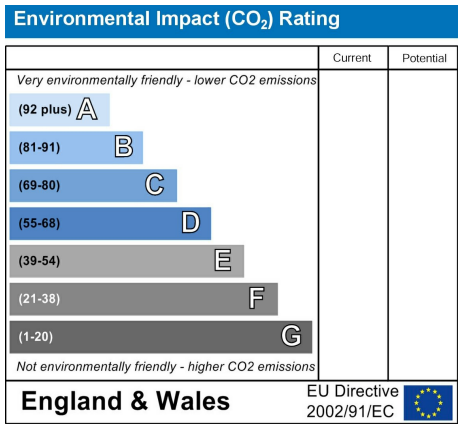
SECOND FLOOR
Approximate Internal Area :-
75.12 sq m / 809 sq ft

TOTAL APPROX.FLOOR AREA
Approximate Internal Area :- 529.85 sq m / 5704 sq ft
(Including Shed)
Shed Area :- 19.52 sq m / 210 sq ft
Measurements for guidance only / not to scale

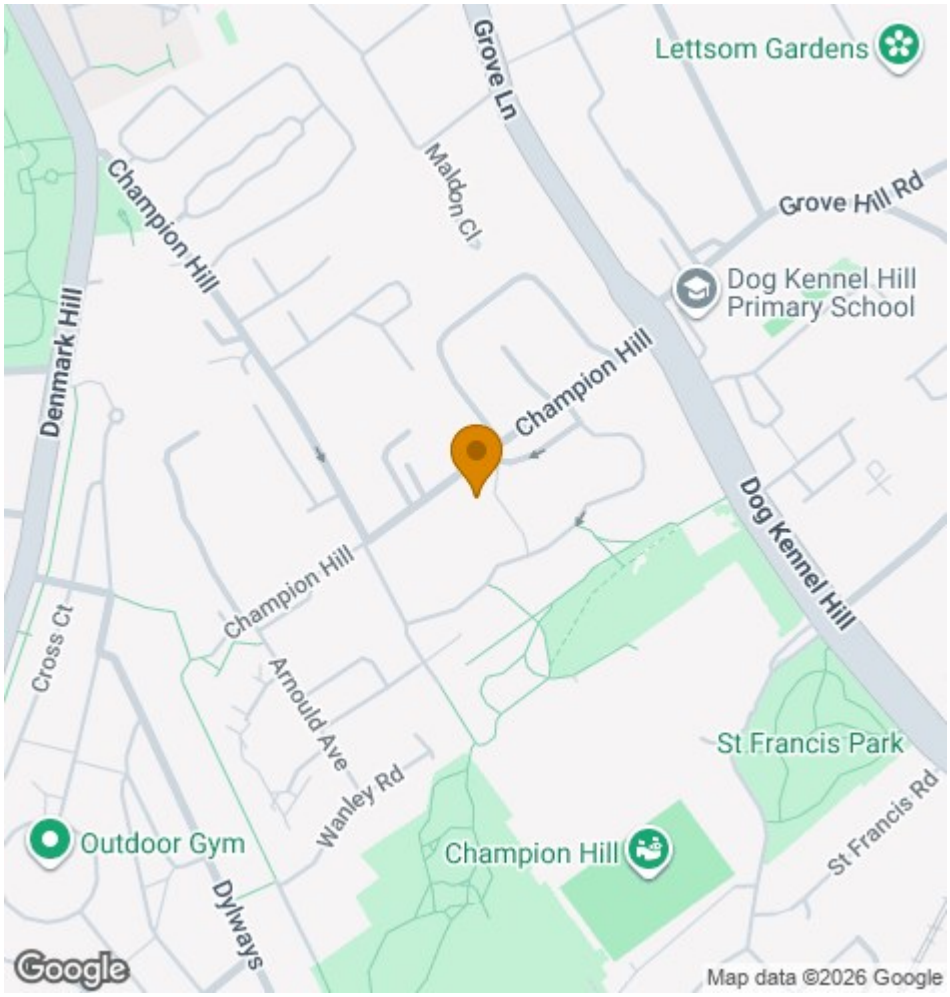
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All information supplied should be checked by your solicitor prior to exchange of contracts. Lease details, measurements, floorplans and photographs are displayed for guide purposes only. We have not carried out a structural survey and the services,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



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