Knight Frank

HONOR OAK ROAD

Honor Oak SE23

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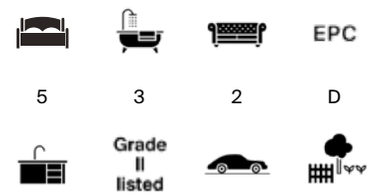
A Grade II listed detached Victorian home offering over 3,300 sq ft, beautifully extended and set within mature gardens, with off-street parking, EV charging and elegant family accommodation.



Local Authority: London Borough of Lewisham

Council Tax band: G

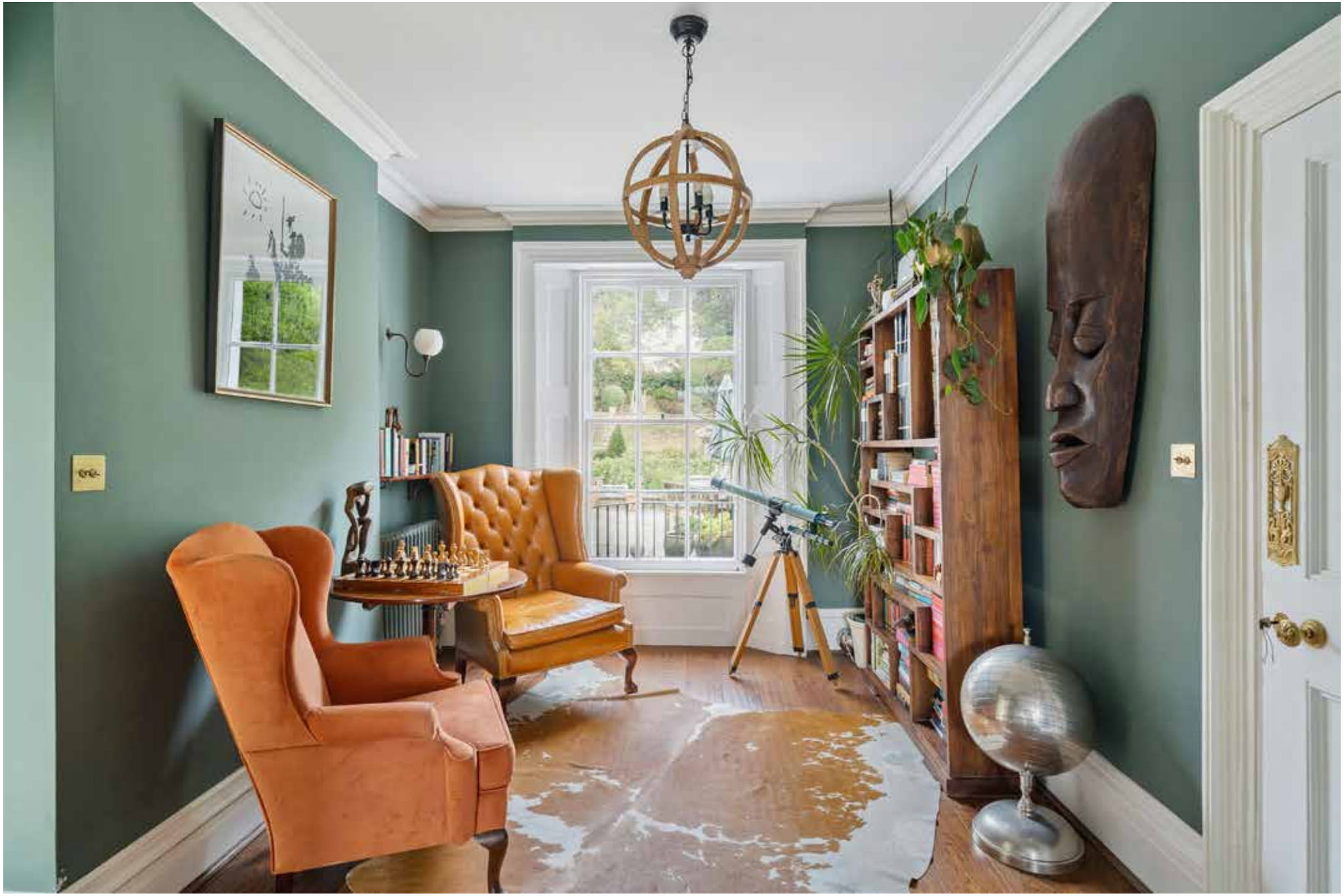
Tenure: Freehold

Guide Price: £2,000,000

DISTINGUISHED GRADE II LISTED FAMILY HOME

This exceptional Grade II listed detached Victorian family home extends to approximately 3,370 sq ft and occupies a generous plot on Honor Oak Road. Sensitively enhanced through both side and rear extensions, the property seamlessly combines elegant period architecture with thoughtfully designed contemporary living.

Arranged over three floors, the beautifully proportioned accommodation is complemented by a substantial mature rear garden, private off-street parking on the driveway and an EV charging point.



MAGNIFICENT LIVING SPACE WITH GARDEN VIEWS

A raised entrance leads into a welcoming reception hall, setting the tone for the character and scale found throughout the house. To the front, a magnificent double reception room enjoys impressive proportions, high ceilings and large bay windows that flood the space with natural light. Richly detailed cornicing, attractive fireplaces and original architectural features have been carefully preserved, creating a series of elegant entertaining and family spaces.

To the rear, the house opens into an outstanding kitchen, dining and family room. Thoughtfully designed for modern family life, this impressive space centres around a bespoke shaker-style kitchen with a substantial central island, extensive cabinetry and generous preparation space. A separate dining area and family seating space flow seamlessly together, while large glazed openings provide a wonderful connection to the garden beyond. Adjacent to the principal living areas is a charming garden-facing study, offering an ideal home office or additional reception room with direct access to the terrace.

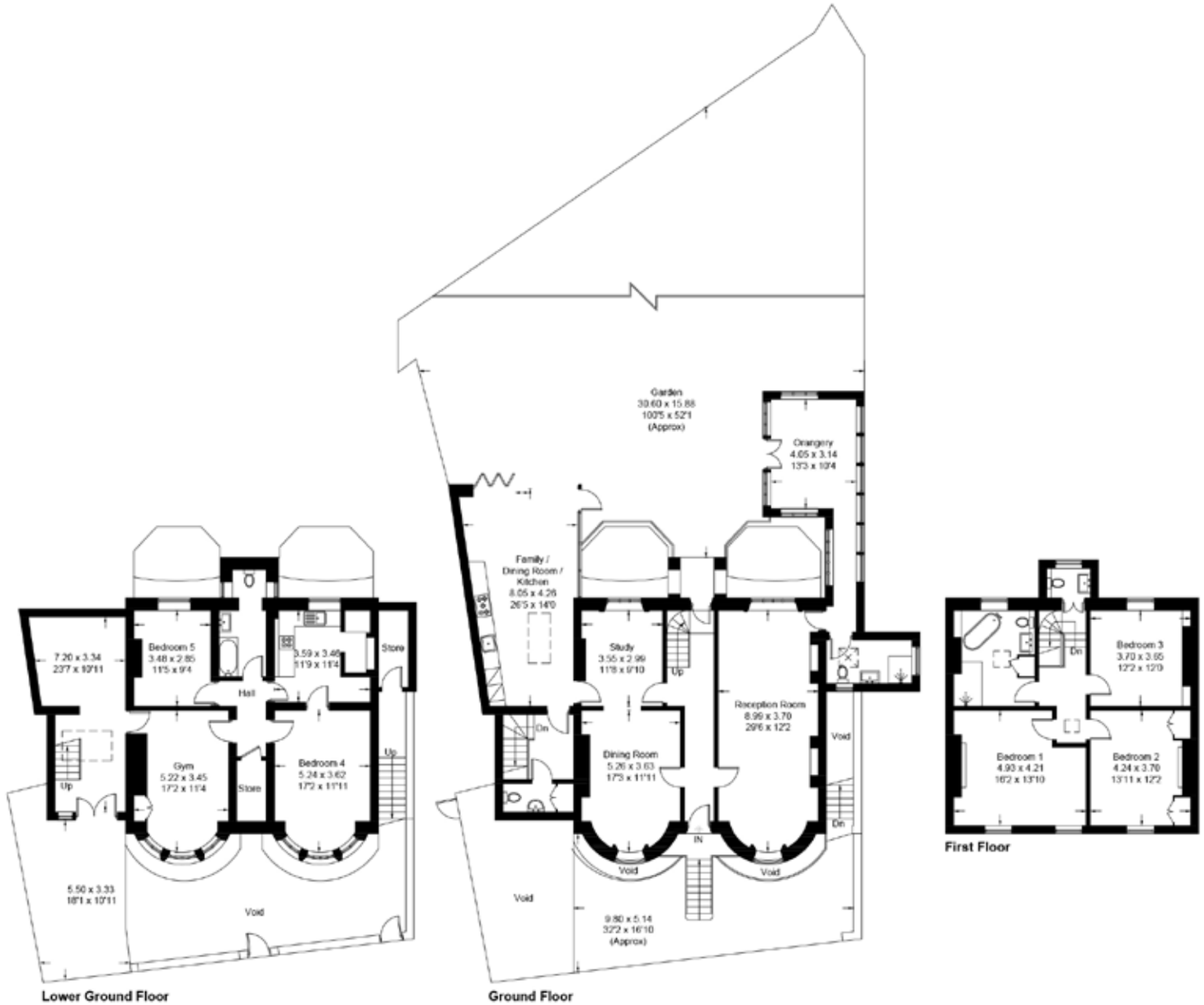
GENEROUS AND VERSATILE BEDROOM ACCOMMODATION

The bedroom accommodation is arranged across the upper and lower ground floors and offers excellent flexibility. The first floor comprises three double bedrooms including an impressive principal bedroom featuring dual sash windows, attractive period detailing and a fireplace. These rooms are served by a beautifully appointed family bathroom and separate WC. The lower ground floor provides two further bedrooms together with a gym, additional storage rooms and further bathroom facilities, creating versatile accommodation suitable for growing families, guests or au pair arrangements.

The rear garden is a particular highlight of the property. Extending to an exceptional length and beautifully landscaped with mature trees, established planting and terraced seating areas, it provides a remarkable sense of privacy and tranquillity. A generous stone terrace immediately adjoining the house creates an ideal setting for outdoor dining and entertaining, while the expansive lawn and mature borders add to the feeling of a secluded garden retreat.

THE LOCAL AREA

Honor Oak Road is one of the area's most sought-after residential addresses, ideally positioned in the heart of Honor Oak. The property enjoys convenient access to the independent shops, cafés, restaurants and everyday amenities of both Honor Oak Park and nearby Forest Hill. Excellent transport connections are available from Honor Oak Park station, providing regular London Overground services and direct links to London Bridge, while a number of green open spaces, including One Tree Hill, Blythe Hill Fields and Horniman Gardens, are within easy reach. The area is also renowned for its strong sense of community and excellent selection of well-regarded independent schools such as Dulwich College, James Allen's Girls' School, making it particularly popular with families.



Approximate Gross Internal Area = 310 sq m / 3337 sq ft
External Store = 3.1 sq m / 33 sq ft
Inclusive Total Area = 313.1 sq m / 3370 sq ft (Excluding Void)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

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