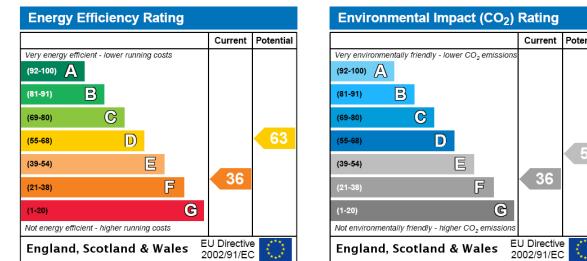
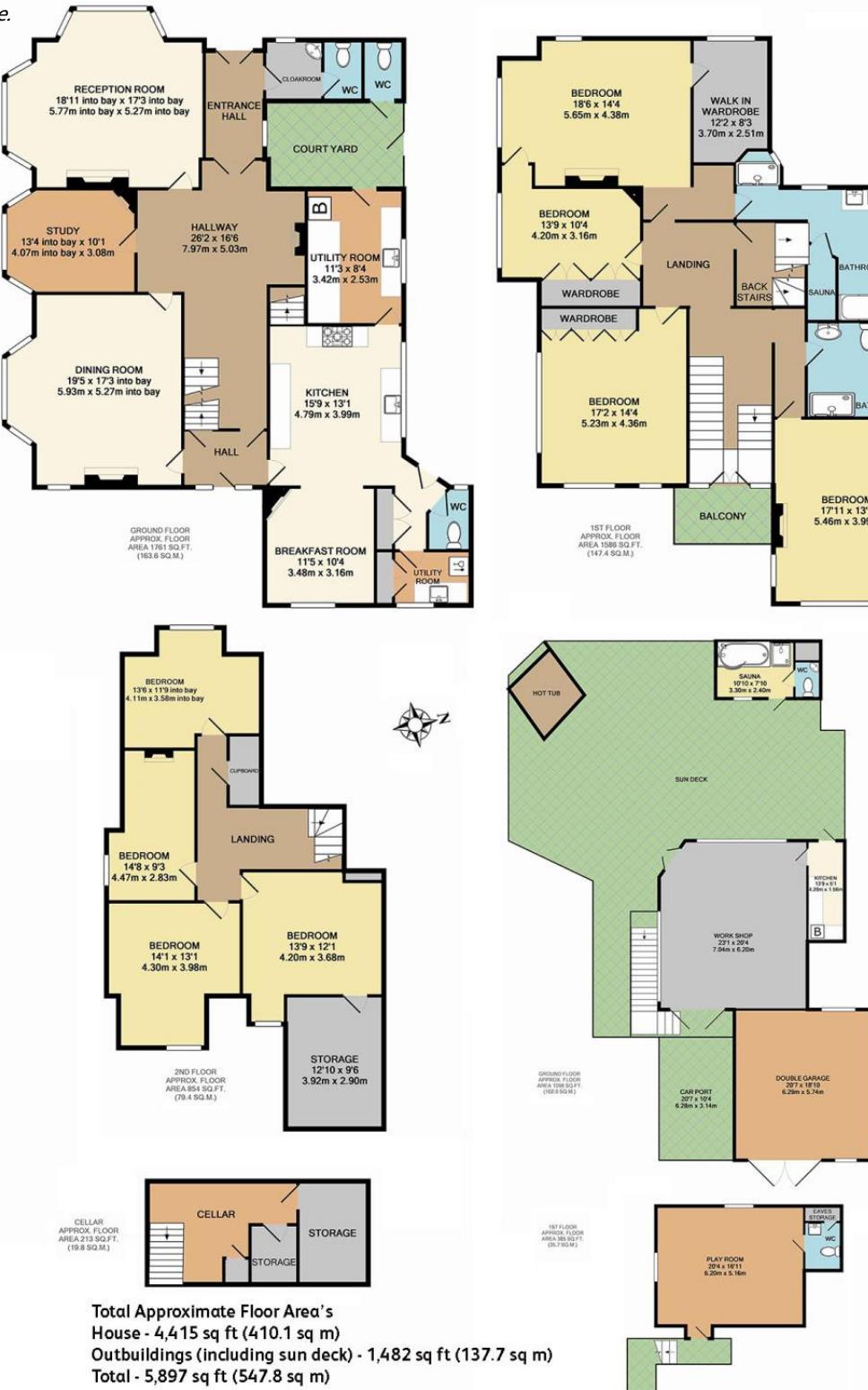


# Court Rd, Eltham

Approximate gross internal area:

Ground Floor	1761 sq. feet (163.6 sq. metres)
First Floor	1586 sq. feet (147.4 sq. metres)
Second Floor	854 sq. feet (79.4 sq. metres)
Cellar	213 sq. feet (19.8 sq. metres)
Outbuilding Ground Floor	1098 sq. feet (102 sq. metres)
First Floor	385 sq. feet (38.7 Sq. metres)
<b>Total</b>	<b>5897 sq. feet (547.8 sq. metres)</b>

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



## Court Rd, Eltham, London, SE9

GUIDE PRICE £2,000,000-£2,200,000 Freehold

An outstanding 4415 sq ft double fronted detached family home situated in this spectacular setting backing directly onto the Royal Blackheath Golf Club with a gate through to the tenth tee.

Spectacular 4415 sq ft family house | Vast grounds of 0.75 acres approx | Backs directly onto Blackheath Golf Club | Additional 1482 sq ft garden house | Seven bedrooms | Extensive off street parking

**Winkworth**

winkworth.co.uk

See things differently



## DESCRIPTION

An outstanding 4415 sq ft double fronted detached family home situated in this spectacular setting backing directly onto the Royal Blackheath Golf Club with a gate through to the tenth tee. This vast house has seven bedrooms and three receptions with a wealth of original features and fireplace. The large elegant rooms have wonderful views across spectacular grounds. There is a beautiful 1482 sq ft two storey garden house with a workshop, teenage den, jacuzzi, sun terrace sauna/garage and carport with this whole area being suitable for the building of another house subject to the usual permissions. To the front there is substantial off street parking plus secure off street parking at the side. There is planning permission for the creation of an in and out driveway and a double garage. Your immediate viewing of this breathtaking home is strongly advised. Revolving 360 degree images may be seen at [winkworth.co.uk](http://winkworth.co.uk)

## ACCOMMODATION

**Entrance Porch** - 10'6" x 5'10" (3.2m x 1.78m) Double doors into house. Cornicing. Picture rail. Tiled floor. Stained glass leaded window to side.  
**Cloakroom** - Part tiled surround. Wash hand basin. Storage cupboard. Circular window to front. Door to:  
**Separate WC** - Part tiled surround. Tiled floor. Low level WC.  
**Entrance Hall** - 26'10" x 16'6" (8.18m x 5.03m) (max sizes L-shaped) Stunning grand entrance hall with feature fireplace and ornate wooden surround. Parquet flooring. Cornicing. Picture rail. Dado rail. Video entry phone.  
**Living Room** - 19'7" x 17'2" (5.97m x 5.23m) Double aspect bay leaded windows with plantation shutters and door to garden. Parquet flooring. Cornicing. Feature cast iron fireplace with marble surround and granite hearth. Picture rail. Ceiling rose.  
**Study** - 13'1" x 10' (3.99m x 3.05m) Bay leaded window with plantation shutters and door to garden. Parquet flooring. Cornicing. Picture rail. Built in cupboards and book cases. Fireplace with tiled insert and surround.



**Dining Room** - 19'4" (5.9m) x 17'4" (5.28m) (into bay) Double aspect leaded windows and door to garden. Parquet flooring. Cornicing. Picture rail. Fireplace with brick insert and surround. Window seat in bay. Door to hallway.

**Kitchen/Breakfast Room** - 27'1" x 13'8" (max) (8.26m x 4.17m (max)) (10'4 min) Beautiful double aspect kitchen breakfast with an extensive range of cupboards under and over wooden work surface. Triple drainer ceramic butler style sink. Double range style oven with 7 ring has hob and extractor over. Breakfast island with marble work surface. Dining area with built in seating. Fireplace with tiled insert. Tiled floor. Cornicing. Door to garden. Door to stairs to first floor. Door to separate WC. Door to utility room.

**Laundry Room** - 11'2" x 8'1" (3.4m x 2.46m) Laminated work surface with cupboards under. Stainless steel sink. Plumbing for two washing machines. Space for two tumble dryers. Storage cupboards. Door to courtyard. Window to side.

**Separate WC** - Low level WC. Wash hand basin. Tiled floor and surround. Window to side.

**Utility Room** - 7'11" x 5'3" (2.41m x 1.6m) Wooden work surface with ceramic sink. Extensive shelving and storage cupboards. Plumbing for washing machine.

## First Floor

**Hall Landing** - Stunning staircase with wooden balustrades and feature panelling to wall. Fantastic stained glass window leading to balcony overlooking garden. Chandelier with feature moulded ceiling.

**Landing** - Parquet flooring. Cornicing. Video entry phone. Door to secondary stairwell.

**Bedroom** - 17'10" x 13' (5.44m x 3.96m) Double aspect leaded windows to garden with views of golf course. Cornicing. Picture rail. Fireplace with hearth and surround. Wood flooring.

**Bathroom** - 9'5" x 9'5" (2.87m x 2.87m) Very attractive modern bathroom suite comprising; Freestanding roll top bath with feet and Victorian style chrome mixer taps. Separate double shower with tiled surround. WC. Wash hand basin with chrome mixer taps. Chrome heated towel rail. Cornicing. Tiled floor. Leaded windows to side.

**Bedroom** - 17'2" x 14'3" (5.23m x 4.34m) Double aspect leaded windows. Cornicing. Parquet flooring. Built in wardrobes. Dado rail. Picture rail. Fireplace and surround.

**Bedroom** - 16' (4.88m) (into window) x 10'5" (3.18m) Leaded window to side. Parquet flooring. Fireplace and surround. Cornicing. Extensive built in wardrobes. Door to Master Bedroom.

**Master Suite** - A superb and grand master suite comprising;

**Bedroom** - 20'2" x 14'9" (6.15m x 4.5m) Double aspect leaded windows. Parquet flooring. Cornicing. Picture rail. Fireplace and surround.

**Dressing Room** - 12' x 8'2" (3.66m x 2.5m) Built in wardrobes. Parquet flooring. Cornicing. Picture rail. Window to front.

**Ensuite Bathroom** - 17'9" x 12'5" (5.4m x 3.78m) (Max sizes L-shaped) Superb marble tiled surround bathroom with Steam room. Large Jacuzzi bath. His & hers wash basin in vanity unit. Low level WC with concealed cistern. Bidet. Double walk in shower with seat and shelving. Laundry shoot down to laundry room. Double aspect leaded windows.

**Second Floor** - Landing - two large storage cupboards.

**Bedroom** - 13'7" x 13'8" (4.14m x 4.17m) (max sizes) Built in cupboard and chest of drawers. Picture rail. Windows to rear with views over golf course.

**Bedroom** - 13'9" x 12'1" (4.2m x 3.68m) Currently used as a gym with mirrored wall. Built in cupboard. Window to rear with views of golf course.

**Bedroom** - 14'9" x 9'3" (max) (4.5m x 2.82m (max)) 7'3 (min) Fireplace. Built in cupboard. Picture rail.

**Cellar** - Good sized storage space divided into two rooms and a wine cellar.

**Summer House** - A fantastic wooden structure comprising;

**Garage** - 20' x 17' (6.1m x 5.18m) Double doors from driveway. Extensive storage. Door to workshop.

**Workshop** - 22' x 20'8" (6.7mx 6.3m) Double aspect windows to garden. Double doors to car port. Door to bar.

**Bar** - 13'4" x 5'2" (4.06m x 1.57m) Room currently used as a bar with work surface, sink and storage. Boiler.

**Games Room** - 20'4" x 16'11" (6.2m x 5.16m) (restricted head height in places). Located on the first floor of summer house. Wood flooring. Double aspect windows. Door to:

**Separate WC** - Low level WC. Wash hand basin. Wood flooring.

**Sauna Cabin** - Detached wooden cabin with sauna, separate shower and separate WC.

**Rear Garden** - 215' x 117' (65.53m x 35.66m) A gorgeous, secluded and expansive garden mainly laid to lawn with mature shrubs and trees. Patio area to house. Gate and views directly onto the 10th tee of the golf course. Large decked area with space for hot tub. Potential to build another property by dividing the plot subject to relevant planning consents.

**Front Garden** - 115' x 55' (35.05m x 16.76m) Walled frontage to plot with mature trees providing privacy from the road. Driveway with off street parking for several cars.