



CADDINGTON BLUE

Grove Lane, Camberwell SE5

Property Price: £ 1,595,000

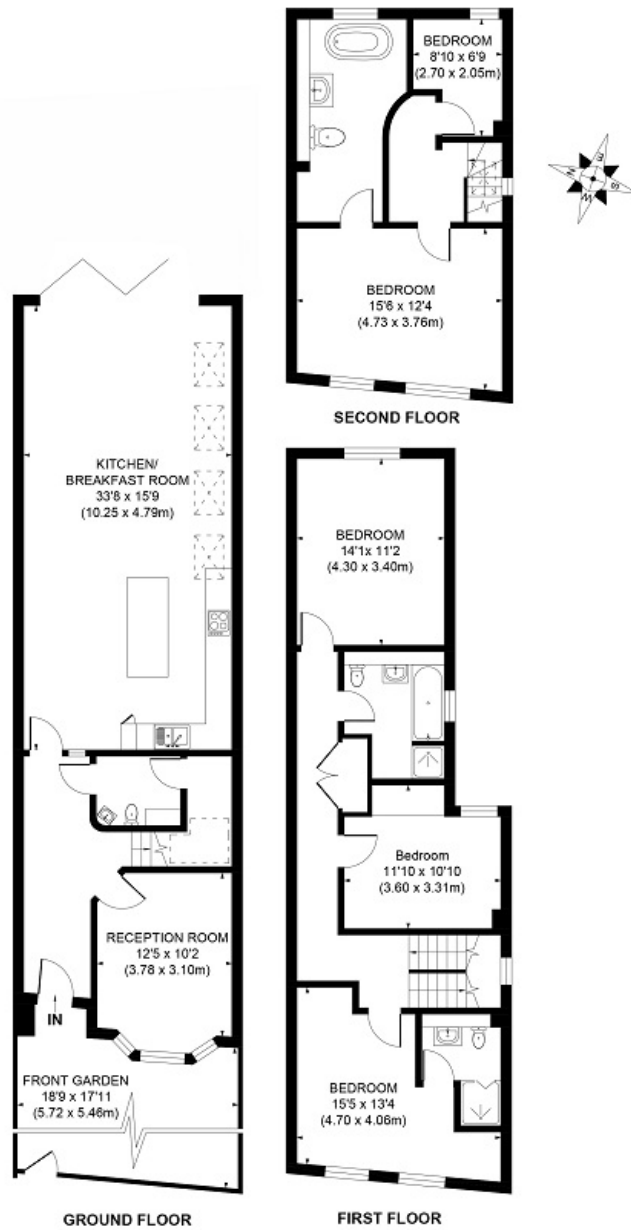
Property Type: House





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Floor Plan:



APPROX. GROSS INTERNAL FLOOR AREA 2013 SQ FT / 187 SQ M
Illustration for identification purpose only, not to scale
All measurements are maximum, and includes wardrobes and window bays where applicable
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Property Description

Impeccable semi-detached brand new design led house. This head-turning home creates an impressive, generous family or entertaining-friendly luxury dwelling. Laid out over three floors are four/five bedrooms, four bathrooms, downstairs utility area and WC, front reception room, a large entertaining space to the rear which includes lounge/kitchen/dining area, and a study (or 5th bedroom). The house is beautifully-landscaped, front and back with rare off-street parking space. Freehold.

Throughout the house, welcome and well-chosen features include curved walls, timber glazed sash windows - double glazed conservation grade (plus large skylight windows/glazing), Walnut parquet flooring, solid Walnut stairs, glorious Schiller fitted kitchen with silastone worksurface, Miele Appliances and zip hot water tap, bathrooms with Duravit / Stark sanitaryware and plenty of hand-built storage in hallways (design your own bedroom wardrobes at no extra cost*). Denmark Hill's zone 2 station is close for main line and Overground trains (Canary Wharf is easily reached, via Canada Water, Victoria is one stop away as well), walk down the street and you arrive at the Butterfly Tennis Club with its all-weather courts, also offering Zen yoga in the clubhouse.

The main front door to the house is at ground level and you enter the bright hall, one formal reception room -with a large timber sash window is accessed to your right.

The rear room which is an impressive 33ft x 15ft forms part of an open plan kitchen/dining room with living area which opens onto a beautifully landscaped garden, with a large 3 panel aluminium sliding folding door which opens the width of the house.

The kitchen has silastone work tops, recessed lighting and a light scheme. Miele appliances are built-in and are included in the sale. The kitchen is part open-plan with an awesome breakfast bar (with further kitchen cupboards underneath). An L-shaped feature wall has built-in cupboards for crockery/pans/food etc., and the rear of the room is pretty much all glazing. The roof of the kitchen is also part-glazed with a four large skylight windows, perhaps most strikingly is the amount of natural light sweeping in from all angles. Also on this floor is a guest bathroom and utility room with washing machine / tumble drier.

Find a large bedroom on the first floor. It takes the width of the house - 15ft. Built-in wardrobes keep matters tidy. A smart en-suite bathroom has large ceramic tiling and period-inspired sanitaryware and fittings. Two more sizable double bedrooms, one with garden views and and a family bathroom occupy this floor.

The second floor (top) hosts the master bedroom again with en-suite. The seller has allowed a budget so you can design your own built in wardrobes in this room which can be fitted between exchange and completion. Also on this floor is a study/nursery room with window to garden views, it could just as happily be enjoyed as a fifth bedroom if you preferred.

The heating system consists of 'wet under floor heating' to the ground floor, radiators to the upper floors (all powered by gas), heated towel rails in the bathrooms. The boiler is a low energy boiler hot water system with large storage tank.

Locations don't come much hotter. Camberwell offers a mix of diverse tastes and experiences with many international restaurants and a lively cafe and bar scene particularly during the summer "Camberwell Arts Festival". Local shops and supermarkets include high-street favourites as well as specialist outlets and if you're feeling active there's Camberwell Leisure Centre with its beautiful Victorian pool, sports hall and gym facilities right on your doorstep. The South London Gallery, No. 67 cafe and more restaurants etc. The Camberwell Arms, The Crooked Well, Theo's and Queen's all come highly recommended. Peckham & East Dulwich are also on your doorstep and the list of great places to visit goes on Bias, Paul's Cycles, The Begging Bowl, Artusi, Anderson's, The General Store, Flock & Herd and Review book store. It's also worth mentioning Crossways Cafe for a reliable fry-up! Rye Lane is also nearby for The Bussey Building and Copeland Park (including summer roof-top cinema and bar and various pop-ups and regulars), Frank's bar, Peckham Plex cinema, plus markets and handy high street offerings)

Green space? Ruskin Park is your closest patch, with playground. For bigger open spaces, it's not far to Peckham Rye Park and Common's 113 acres, Dulwich and Greenwich Parks. Little ones are here or on the horizon? The Villa Nursery and Pre-Prep. School is local, on nearby Lyndhurst Way. The Belham (run by Dulwich Hamlet Educational Trust) is new, open and already proving a big hit with local families.

Other Features include:

Wool carpets to bedrooms;
Entry phone system;



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Connection to Virgin Media;
USB Plugs in each room;
TV Points in most rooms;
12 months defects developer rectification period;
10 year Build Zone structural warranty;
10 year flat roof warranty;
Brick / Block cavity wall construction;
Aluminium rainwater goods (no plastic);
Solid walnut stairs;
Solid Oak handrail and balustrades;
Wet under floor heating to ground floor;
Slimline planar radiators to upper floors;
Heated mirrors to bathrooms;
Off street parking;
Construction exceeding Building Regulations;
Timber sash windows - double glazed conservation grade;
Photovoltaics providing;
Predicated Energy rating B+ (EPC);

Internally the materials are chosen to be light, warm and contemporary. Understated to allow the new owners to design the spaces to their own character.

Externally the material palette consists of a carefully selected range of harmonious and high-quality materials, detailed to produce a scheme which enhances the character of the area. High quality render matching that used on neighbouring properties, reproduction London stock bricks, cast stone, and painted timber joinery will echo the quality of the materials found in the surrounding Georgian and Victorian buildings

Perhaps the most important thing of all, it is designed and built by an architect (and landscape architect) as something they would live in themselves, each area has been carefully planned and built so that internally the materials are chosen to be light, warm and contemporary where the homeowner can quickly design the space to their own character.

Key Features

Bedrooms : 5
Bathrooms : 4
Status : For Sale
Parking : Off Street