



Vanbrugh Fields, Blackheath, London SE3 7TZ



# Vanbrugh Fields, Blackheath, London, SE3

## Freehold

***A stunning Family Residence Offering Unparalleled Elegance in the heart of Westcombe Park.***

### Key Features

- 5 Bedrooms (3 doubles, 2 singles)
- 3 Bathrooms
- Arranged over 3 floors
- Walk to transport links
- Beautiful landscaped garden
- Semi-detached period home
- Tax Band: G
- EPC: D

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### The Property

#### Idyllic Setting

Nestled in the sought-after 'Westcombe Park Conservation Area', a stones' throw from Greenwich Park, this exclusive residence showcases sophisticated living at its finest, offering a blend of timeless design and comfort.

Situated in the enviable Vanbrugh Fields, this property benefits from an advantageous location that combines scenic tranquillity of Greenwich Park being on your doorstep with convenient access to local amenities. Enjoy easy access to beautiful green spaces, charming local cafes, reputable schools including, the ever-popular John Roan School and excellent transport links, making daily life effortless and enjoyable.





# Accommodation

## Interior Spaces That Inspire

The ground floor of this magnificent home boasts a grand entrance hall leading to a spacious reception room, providing a warm and inviting atmosphere for entertaining family and friends. The family room offers a peaceful setting to the rear of the property benefitting from a stunning feature fireplace and fantastic views over the mature garden behind.

Step into the heart of the home, where you will find a kitchen designed for family living complete with an array of eye and base level units, under-counter appliances, and a peninsula cleverly separating the kitchen from the dining space with French doors opening out to the patio area behind the property.

Completing the ground floor, there is a utility space and downstairs bathroom, which has been arranged with toilet, hand basin and bathtub.

## Spacious Bedrooms with Picturesque Views

The first floor unveils a collection of cleverly designed bedrooms. At the heart of this floor, the generously proportioned master suite offers a larger than average double room and impressive views over the garden behind. The second bedroom, located to the front of the property, benefits from its own en-suite shower room, providing a cozy retreat for guests or family members.

Two additional double bedrooms, sized at 11'3 x 9'2 and 9' x 9' respectively, complete the layout of this floor. Each room offers ample space to accommodate comfortable living arrangements.

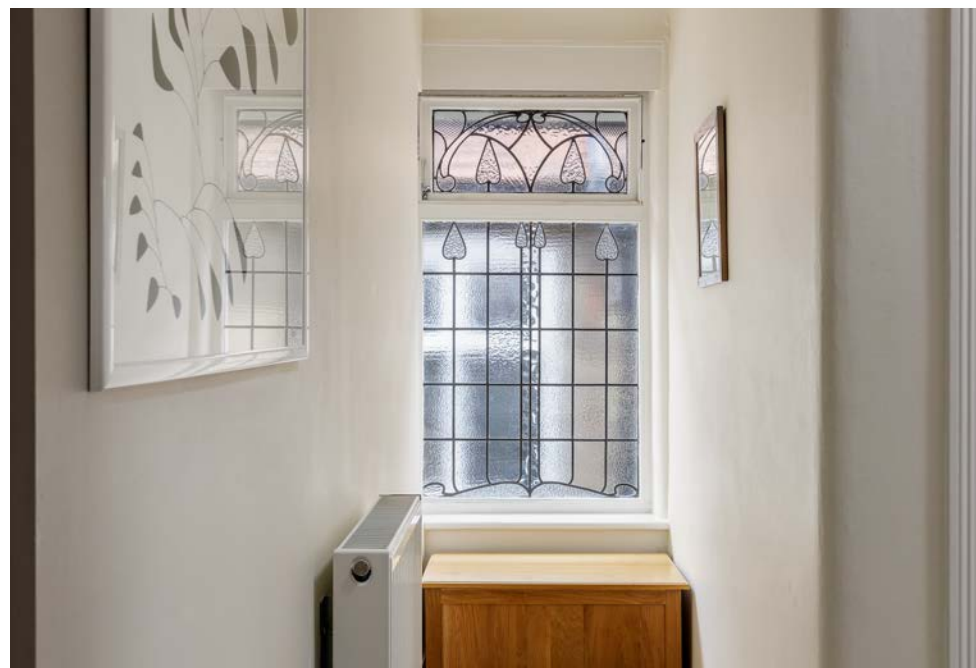
## An Impressive Second Floor Retreat

Ascend the stairs to the second floor and discover an impressive fifth bedroom. This versatile space can serve as a private retreat for guests or a tranquil home office, with built-in storage to help keep organisation effortless. Furthermore, the large storage space offers exciting potential for expansion, subject to the necessary permissions and regulations.

## Secluded Serenity

To the rear of this remarkable property rests a generously sized garden, inviting you to embrace the outdoors. As you step onto the patio area directly behind the house, envision countless moments of relaxation and outdoor entertainment, whether it's hosting gatherings or enjoying alfresco dining in the fresh air.

The rest of the garden is thoughtfully laid to lawn, complemented by the presence of mature trees and bushes lining the edges. This subtle touch of nature ensures a private and peaceful setting, enveloping the space with a sense of tranquillity.





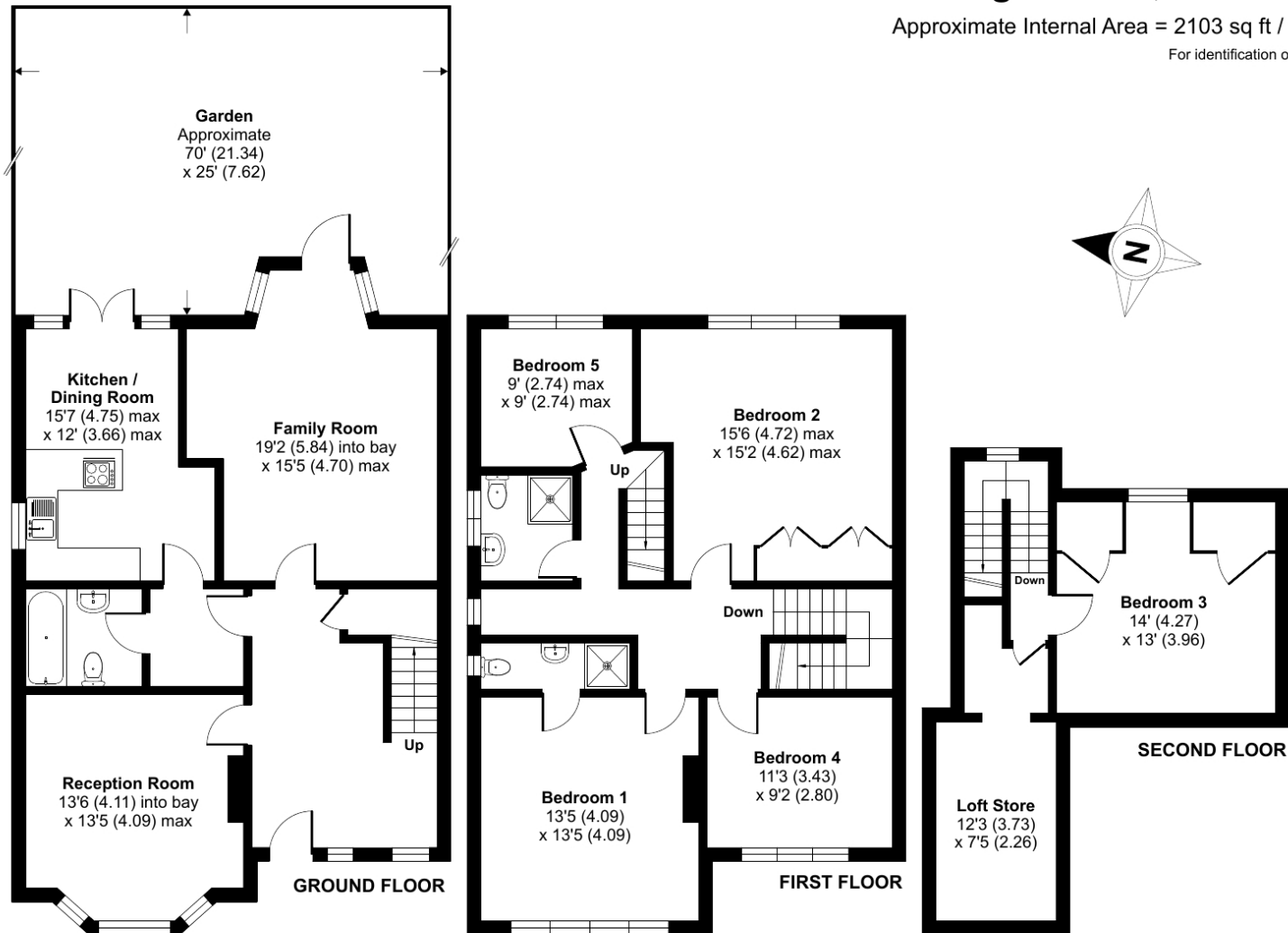




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Approximate Internal Area = 2103 sq ft / 195.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for JLL Residential. REF: 1083119

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