



LANGTON WAY

BLACKHEATH SE3

The Location

Langton Way in Blackheath has a few surprises up its leafy sleeve. This private, unmade road has a rural feel, sheltered by the large period houses that line Shooters Hill Road.

Architecturally it's a source of intrigue too, taking in an eclectic range of styles and eras, including Victorian coach houses, 1930s terraces and Modernist homes by high-profile mid-century architects.

And then you come to N^o99 Langton Way, which is another unexpected treat, set on the most desirable north side of the street where you get the biggest gardens.

This marvellous, modern tardis of a house is one of a semi-detached pair built in 2016. From the outside, you assume this must be a two-storey property, but beyond the solid pivoting smoked-oak wooden front door, a large and ingeniously designed home set across four floors opens up before you.



“ We wanted a very contemporary, new-build house where there was nothing to do when we moved in. Over the years, we have improved various elements and the house is now in perfect condition. You could move straight in and not change a thing.



The House

The secret lies in the clever use of below-ground space that never feel subterranean as the whole house is filled with natural light from skylights, a lower-ground winter garden, and wall-to-wall double-height windows to the rear.

From the entrance hall, you descend a few stairs into the huge, open-plan living room – room so capacious that it’s easy, at first, to miss the fact that one end currently houses the vendor’s grand piano. At the other end of the room, leading to the garden, you look down – as if on a mezzanine level – into the lower ground floor kitchen.

Matching the extensive footprint of the living room above is the kitchen, whose smart, matte black units (Farrow & Ball connoisseurs may recognise it as Railings) provide a stylish counterpart to the white surroundings, including the super-sized white gloss floor tiles.

This is another unexpectedly bright, roomy, open-plan space of around 50 sq m / 590 sq ft. With this kind of space to play with up-stairs and down, it’s perfect for family living at all stages – or indeed a couple who want to luxuriate in oodles of peaceful, contemporary space. In the kitchen, there’s plenty of room for a sofa and a play area for young ones. Through the sliding glass doors to the rear is a bonus feature that very few houses in Blackheath have: a winter garden that’s partly undercover and partly open-air.







This house also features tons of hidden storage. One cupboard that runs behind the kitchen and under the stairs is so long that it stores golf clubs, a wine collection, garden furniture and Christmas paraphernalia. All the things that usually clutter up family homes. And there's still space for more.

Heading upstairs, the bedroom overlooking peaceful Langton Way has the unusual feature of a large, high skylight (with electronic blind), bathing the room in light. The other two bedrooms overlook the back garden. One has been designed as a cool, minimalist dressing room with custom-built white cupboards running along each wall. The other is a cosy home office and TV room.

Upstairs again, the second floor is home to the large, light principal bedroom, with big, cathartic views over gardens, trees and the spire of St John's Church, which blazes gold on bright Autumn days. There is also an ensuite bathroom with twin marble basins and a shower.

Just to note, too, that there is a cloakroom (some with shower cubicles) on every floor and underfloor heating throughout the house.





“ This is probably my favourite room, even though it's quite small compared with the others, as the view is incredibly peaceful. This room really calms me.



“

It's a wonderful, cool place to sit and relax on very hot days, out of the direct sun. Then in winter, we move the outdoor furniture under the sheltered part, so we enjoy evenings out there. You could put a retractable glass roof over the space too to make it fully usable all year round.





In the evening, the garden is floodlit, giving a warm, cosy glow. Whether you are in the garden or inside the house, you feel total privacy.

The Garden

More than simply a back garden, the beautiful backdrop of trees that lies to the rear of the house is fundamental to the feel of every room. You feel immersed in woodland, surrounded by gardens with magnificent, vast trees whose hues change with the seasons.

From the living room, you can't help but admire the magnolia tree that emerges, sculpture-like, from the centre of the high-quality Ipe decking (a hard wood that has a subtle, natural red tone when wet).

Beyond that is a lawn framed by a wide variety of mature plants, including palms, conifers and cactus, and the paved area at the far end of the garden provides a private nook for quiet contemplation.



The Area

Within a few minutes' walk from the house is Old Dover Road, which includes a newly-revamped M&S Food, cafés including Boulangerie Jade and Brothers Bakery, and all the shops you need to serve your daily needs, including a butcher's, florists, DIY shop, pet shop and a few hairdressers/beauty salons. The Green Goddess microbrewery and nearby Royal Standard pub are popular spots in the evening.

Continue walking to the far end of Langton Way and you reach the green expanses of Blackheath and adjacent Greenwich Park. Big skies and huge open spaces are what make this area so desirable for families and for anyone wanting village-like charm with easy proximity to central London.

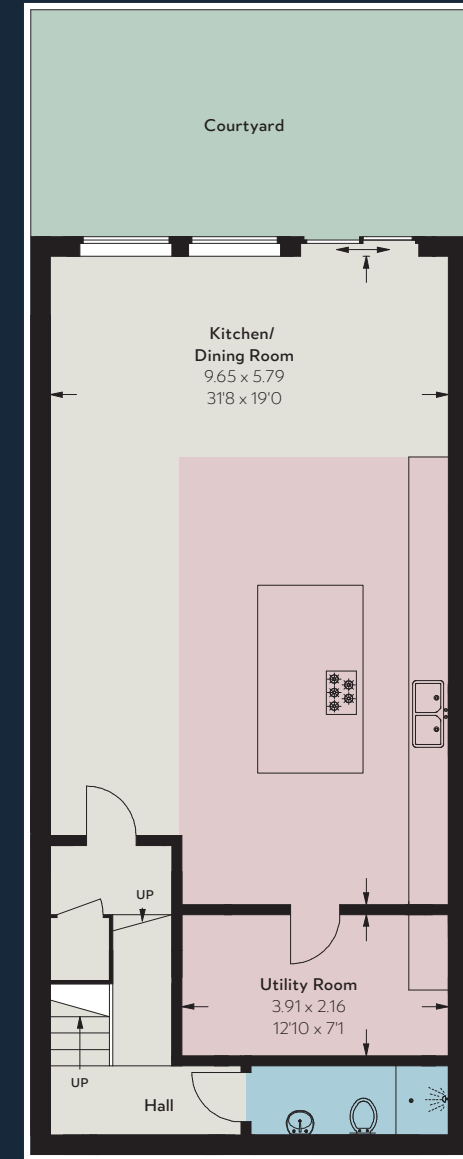
Schools

Pointers prep school is located at the end of Langton Way – so many pupils live on this and neighbouring streets. Also within a short walk are the independent schools Blackheath Prep, Blackheath High and Heath House. Local state secondary schools include the Outstanding-rated Leigh Academy Blackheath.

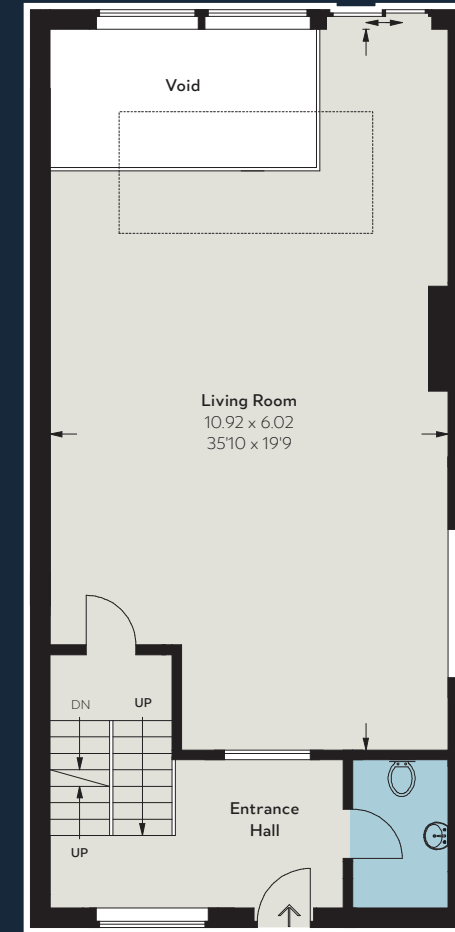




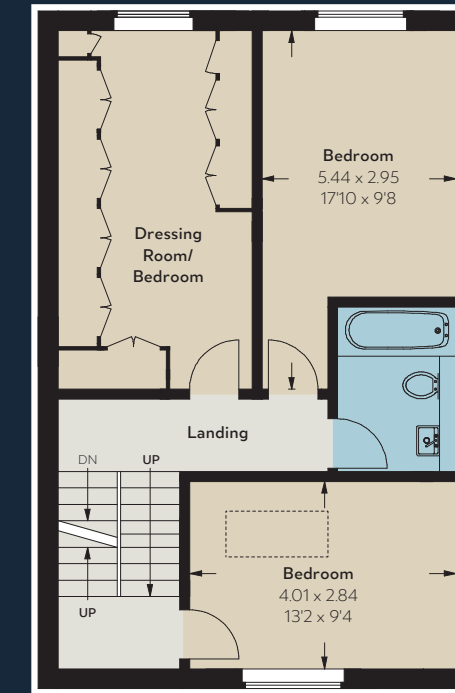
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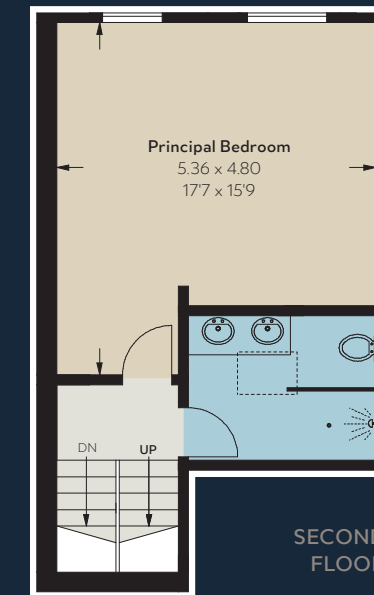
LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

APPROXIMATE GROSS INTERNAL AREA
2,666 sq ft / 247.7 sq m
excluding void

TENURE
Freehold

GUIDE PRICE
Offers in excess of
£2,000,000

LOCAL AUTHORITY
London Borough of
Royal Greenwich

COUNCIL TAX
Band C

EPC
Rating A

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