

THE MODERN HOUSE



*London BR7
Sold*

Church Row Mews

Hidden within a quiet mews off charming Chislehurst Common, this striking contemporary three-bedroom house is a bold counterpoint to its Georgian and Victorian neighbours. Light is drawn into the plan from all angles, and the kitchen is cleverly crowned by a dramatic glazed lantern. The circulation has been smartly conceived to establish a relaxed flow around the plan whilst retaining a feeling of distinct rooms and retreating spaces. The rambling walks of Chislehurst and its independent cafés and lively pubs are all close at hand.

The Tour

Church Row Mews is beside Chislehurst Common, at the centre of the local conservation area. This leafy open space is the nucleus of Chislehurst, and is bordered by some of the area's most historic homes. This home stands in playful contrast to the other houses on the mews, and is hidden at the end of a little road running off the Common.

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Clad in stained cedar with a zinc roof, its contemporary material palette somehow blends seamlessly with the surrounding honeyed brickwork to create a distinctive yet sympathetic form. A front courtyard with tumbling honeysuckle receives the morning sun and leads to the front door and the Crittall-style doors of the kitchen.

Opening to a wide hallway, the eye is led through to the living spaces at the rear of the plan and the kitchen immediately on the left. The kitchen is defined by a large lantern skylight which cuts across the centre of the ceiling, adding volume and ensuring the room is constantly bright year round. Deep blue cabinetry wraps around the room in a horseshoe, topped with marble effect quartz. There is a kitchen peninsula with space for bar stools beside wide Crittall-style doors which overlook the front courtyard. Topcret floors establish a warm surface underfoot and run throughout the ground floor.

At the back of the kitchen an inviting corridor affords a glimpse of the dining space beyond. Sitting at the rear of the plan, beside an impressive wall of Crittall-style glazing, the dining table overlooks the very private rear courtyard. A pitched ceiling, punctuated by skylights, rises above, adding volume. To the right, an exposed brick wall creates a peaceful self-contained moment within the open plan; currently used for a single inviting armchair, this would also make an excellent workspace.

Overhead an exposed steel joist marks the boundary with the living room, which sits cosily at the centre of the plan. There is a deep storage cupboard to the side, utilising the space beneath the stairs.

Beyond the living spaces, the ground floor has a WC, utility room and a large en suite double bedroom with built-in wardrobes.

Upstairs an unexpected moment of drama is created on the landing by a long trumpet skylight, adding volume and casting shadows across the white walls. There are two generous double bedrooms on this floor. The main bedroom sits at the end of the corridor with two banks of built-in wardrobes and a thoughtfully angled window which snatches a view across the lush green gardens of the conservation area.

The family bathroom has a wonderfully polished feeling. Matte black fixtures and fittings combine with a walk-in shower finished in Topcret and a luxurious freestanding bath.

The house also comes with the six garages positioned at the end of the mews and a parking space beside the front courtyard.

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Church Row Mews

The Area

Church Row Mews sits just off Church Row, one of the prettiest, oldest, and most sought-after locations in Chislehurst. The popular Royal Parade offers many boutique shops and lovely restaurants such as The Giggling Squid and Ole Kyiv, which are only a 10-minute walk away. Closer to home, The Cockpit and Tigers Head pubs are just a three-minute stroll beside the green.

The area is awash with green spaces and enticing walks. The beautiful Chislehurst Common and ponds are just off the Royal Parade. Chislehurst is happily sandwiched between Scadbury Park Nature Reserve and The National Trust's Petts Wood and Hawkwood, offering rambling walks through the countryside. Chislehurst Golf Course is a three-minute drive, and slightly further afield is Sunridge Park, home to a historic 18-hole course and driving range.

There area has several excellent schools including St Nicholas primary school just across the common. Farringtons Secondary School and Chislehurst School for Girls are both under a 10-minute drive.

Chislehurst station is one mile away, approximately 20-minutes on foot, and offers regular services into London Charring Cross and London Canon Street, arriving in just over half an hour.

Council Tax Band: G

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About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.