

THE MODERN HOUSE



*London SE9
Sold*

Mottingham Lane

With a wonderful south-facing lawn garden backing onto the private playing fields of Eltham College, this incredibly bright five-bedroom house, with study, gym and garage / workshop, can be found in a semi-rural location surrounded by green-open spaces. Originally built in the 1960s, the property has been brilliantly extended and renovated, with internal accommodation now measuring approximately 2,620 sq ft.

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The house is set back from the road behind a slate-gravel driveway with parking for several cars. The lower portion of the house is clad in larch, salvaged from surplus wood used during the restoration of the Cutty Sark in nearby Greenwich. Entry is beneath double-height glazing to a wide hallway. Large-format slate tiling with underfloor heating extends into an expansive open-plan kitchen, dining room and living room with wood burner. Floor-to-ceiling glazed bi-fold doors open to reveal incredible views over a large decked terrace, to a private lawn garden and cricket pitches beyond. Large roof lights flood the space with light. The kitchen has quartz worktops, Gorenje and Miele appliances, and an open utility area with independent side access.

Toward the front of the property, on the right, is a guest bedroom with en-suite bathroom. On the left is a study with a clerestory window that wraps the larch-clad façade and an opening dome-roof light. Also on the left is a fully-equipped gym with rubber flooring and clerestory window to the living room. There is storage space on both sides of the hallway, beneath the staircase and in a series of floor-to-ceiling cupboards also concealing a guest WC.

Stairs ascend, alongside a natural elm handrail, to the first floor landing where a gallery, with glass balustrade, overlooks the entrance void. On this level are three further double bedrooms, one currently used as a study, and a family bathroom with walk-in shower and recessed lighting.

On the second floor, within the vaulted roof space, is a large master suite with fitted dressing room and mosaic-tiled wet room. All bathrooms have underfloor heating.

The garage is accessed from the front via concealed double doors in the larch facade, and can also be accessed from the rear garden.

The house is situated a short walk from Mottingham Village which has a convenient selection of shops and eateries. Blackheath, Greenwich and Chislehurst are all within ten minutes' drive and have an excellent selection of restaurants, pubs, cinemas, and independent shops.

There are a number of highly rated schools in the area, both state and independent, including Eltham College and Colfe's. Mottingham Hall for Children Farm and Forest School day nursery is a few doors away and is rated Outstanding by Ofsted.

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Mottingham Station is approximately 12 minutes' walk and has regular trains to London Bridge, taking around 18 minutes, and to Cannon St, Waterloo East and Charing Cross all in under 28 minutes. North Greenwich (Jubilee Line) is approximately 15 minutes' drive and the station has lots of reasonably priced parking. The new Woolwich station is around 15 minutes by car and will provide Crossrail connections to Heathrow, Liverpool Street, and Bond Street. The A20 is also close by for easy access to coasts of Kent and East Sussex, as well as the M25.



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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”.