

THE MODERN HOUSE



London SE23
Sold

Inglemere Road

This beautifully crafted four-bedroom detached house, designed by award-winning architecture studio 31/44 Architects, is set back from Inglemere Road in Forest Hill. A secluded sanctuary spanning over 1,600 sq ft, the architecture encourages a gentle play of light; the sun cascades deep into the plan, care of a roof terrace, two courtyards and a verdant garden. Located on a former plot of garages, the house nestles between a 1960s apartment block and a short terrace of two-storey homes. The house's massing mediates between these shifts in scale in a fashion which is both unobtrusive and functional, the result being a design that works artfully to create a dynamic, light-filled space.

The Architects

Based in Brick Lane and founded in 2010, 31/44 Architects seek to connect the historic, cultural, spatial and material qualities of a place with the intent to complement and reinforce the particular conditions of their setting. With extensive expertise and a creative approach, they tackle challenging sites, drawing out unique opportunities with clients who share their passion for exceptional design.

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*London, South London
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31/44 have recently been recognised with a number of awards and nominations, including The Manser Medal, RIBA National and Regional Awards and a nomination for the European Union Prize for Contemporary Architecture Mies van der Rohe Award.

The Tour

The house is set far back from the quiet residential street and is accessed via a path shaded by a canopy of trees. The façade is a stealthy response to the streetscape, further extending the language of the surrounding 1960s housing. Large-scale fibre cement panels are combined with the dark brown brick of the adjacent apartment block to create a building that sits comfortably within its surroundings, slowly revealing its modernity through precise present-day detailing.

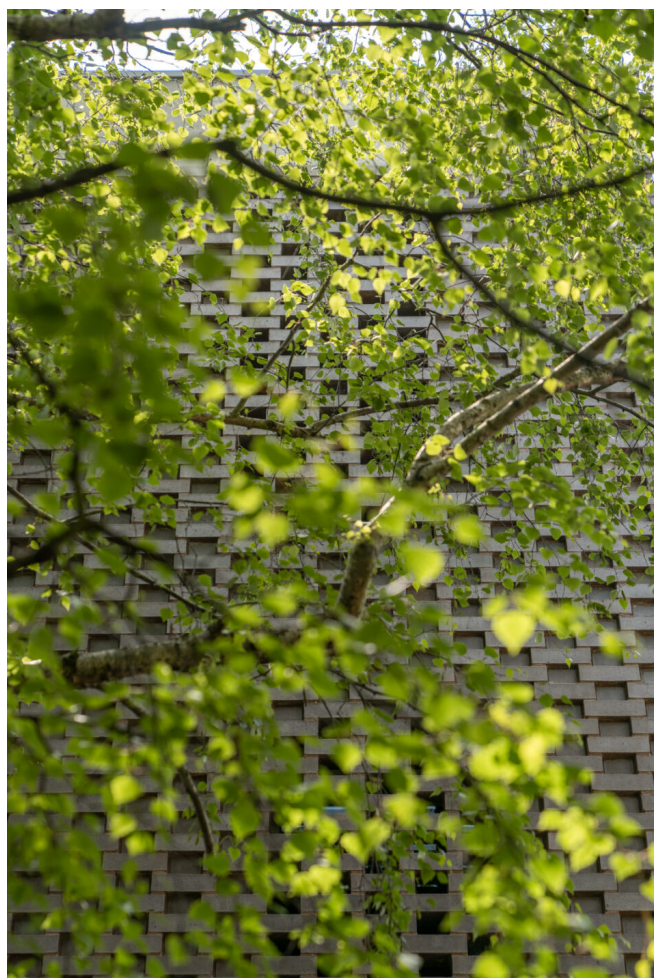
The ground floor is comprised of a series of serene spaces that feel both private and connected to the outdoors, linked via a peaceful garden at the far end of the plan and two courtyards. One of these sits centrally, diffusing light into the heart of the home. A considered and tactile material palette has been employed throughout the house; Kettley Staffordshire brick adorns the entire western wall of the ground floor, echoing the façade and providing a wonderful sense of continuity.

Entry is to a spacious hall fitted with a wall of built-in bespoke cabinetry. Mosa ceramic tiles run underfoot and meander through the hall to join the kitchen and dining room. In the kitchen, built-in cabinetry lines both walls and are composed around a central island, beautifully conceived to suit relaxed entertaining. The units are faced with a rich grain of oak and topped with Minerva Peakstone. At the far end of the plan is a dual-aspect dining room which draws in light to the central courtyard and the garden from either side. Conveniently, the idyllic courtyard has access from both the dining room and kitchen.

Off the dining room is a cosy living space, complete with a wood burner. Along one wall, a series of floor-to-ceiling windows face the garden, framing its greenery and an elegant water feature. Engineered oak floorboards run underfoot and blend seamlessly to meet oak-faced walls enveloping the space in a comforting ambience.

Upstairs, across two half levels, are three bedrooms and two bathrooms. Built-in cabinetry has been introduced to the two larger bedrooms providing plenty of storage. The bathrooms are impeccably finished, using a palette of neutral colours and natural materials that work in harmony with the pared-back interiors. A sumptuous bathtub occupies one of the bathrooms, while the other has been fitted with a roomy waterfall shower lit from above by a large skylight.

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The top floors feel somewhat autonomous from the rest of the house and are wonderfully private. There is a spacious dual-aspect bedroom that overlooks the treetops to the rear of the house as well as a private terrace on the other side. The terrace has been screened off, engendering an atmosphere of shelter and seclusion. There is also a third bathroom with a large window that shrouds the room in dappled light through the patterned brickwork that forms part of the exterior of the building. There is underfloor heating throughout the house.

Outdoor Space

There are two courtyards, one opens to the kitchen and is located at the front of the house, while the other is situated in the centre of the plan and can be approached from either side. The courtyards have been dressed with trailing ivy, textural wall ornaments and decorative pots containing plants of varying heights, resulting in a sculptural display.

The garden, nestled to the rear of the house, provides a private haven for relaxation. An ornamental pond is home to frogs and goldfish and adds to the sense of tranquillity. A brick wall has been greened with bee-friendly flowering climbers. A long concrete bench runs the length of garden, providing a useful ledge for large plants as well as a place to sit.

The Area

Forest Hill is an extremely popular area of southeast London, in part due to the London Overground extension. As a result, there are plenty of very good independent cafes, restaurants and pubs in the area. The Horniman Museum and Gardens is a popular destination for young families, with a child-friendly café, anthropological museum and farmers' market every Saturday morning.

Inglemere Road is brilliantly located between Forest Hill and Sydenham and is within easy reach of several green spaces and woodland parks, including Dulwich, Sydenham Hill Wood and Crystal Palace. Mayow Park is eight minutes' walk away and has tennis courts, a playground and the charming Brown & Green cafe. Dulwich College, Alleyn's School, James Allen's Girls' School, and Sydenham High School for Girls are all close, as is an Ofsted-rated "Outstanding" German-British kindergarten.

Transport links are excellent, Forest Hill station is just under 15 minutes' walk from Inglemere Road; this runs Overground and Southern Rail services to London Bridge, Canada Water, Shoreditch and Highbury & Islington. Sydenham Hill station is also nearby and offers trains to City Thameslink and Victoria in under 20 minutes.

Council Tax Band: Awaiting Council Assessment

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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”.