

Hamptons

INTERNATIONAL



The Glebe, London, SE3

7  5  3 

GUIDE PRICE

£3,250,000

(£3,250,000)

Property details



Key features

- Chain free
- Five bedrooms in main house
- Period features
- Contemporary kitchen
- Two bedroom detached annex
- Large corner plot
- Plenty of off street parking
- Close to the village

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Description

Guide price £3,250,000 - £3,500,000 An impressive five-bedroom semi-detached home set on a substantial corner plot just moments from Blackheath Village, this outstanding family residence also features a detached two-bedroom annex within the grounds - ideal for guests, extended family or additional income potential. Accessed via electric metal gates, the property opens onto a vast block-paved driveway providing secure parking for multiple vehicles. Inside, the hall floor is exceptionally grand, showcasing expansive rooms, high ceilings with intricate cornicing, large sash windows with wooden shutters, and beautifully restored original wood flooring. The principal reception room spans over 20ft and features two sets of French doors leading out to the garden, creating a seamless indoor-outdoor flow. Opposite, the impressive 20ft-plus kitchen/diner also opens directly onto the garden and is fitted with contemporary grey wall and base units, stone worktops, a Quooker tap, and integrated Bosch appliances. A useful study connects both spaces, while a guest WC completes this level. The lower ground floor offers superb leisure and storage space, including a gym, cinema room, and two generous storerooms. A striking turned staircase rises to the first floor, where three well-proportioned bedrooms and a family bathroom are located. The principal suite benefits from built-in wardrobes and a stylish en-suite bathroom. The top floor provides a further spacious bedroom, an additional bedroom/office, another bathroom, and extensive eaves storage.

Situation Situated on the highly sought-after Glebe, the home is just a short stroll from the heart of Blackheath Village. Residents enjoy an array of independent cafés, restaurants, boutiques, and everyday amenities, alongside the expansive green open spaces of the Heath and nearby Greenwich Park. The area also offers an excellent selection of highly regarded state and independent schools. Blackheath Station is within easy reach, offering regular services into Central London, while the DLR connection at Lewisham provides further excellent transport links - making this an ideal setting for families and commuters seeking village charm with outstanding connectivity. The recently built contemporary detached guest house extends to just over 1,000 sq ft — perfectly suited for relatives, long-term guests, a live-in au pair or as an exceptional granny annex. Contemporary, low-maintenance and entirely self-sufficient, this detached home offers the perfect balance of proximity and privacy. Thoughtfully planned to offer both independence and comfort, the property centres around a bright open-plan kitchen, dining and living space. The layout includes two generous double bedrooms, offering flexibility for a live-in companion and visiting family. The principal bedroom benefits from a walk-through wardrobe and a modern en-suite bathroom, creating a self-contained suite, while a second bathroom serves the additional bedroom and living areas. Bi-folding doors open up the interior to the grounds, with an additional sunken patio terrace. An electric car charger has been installed for convenience. Property Ref Number: HAM-14918







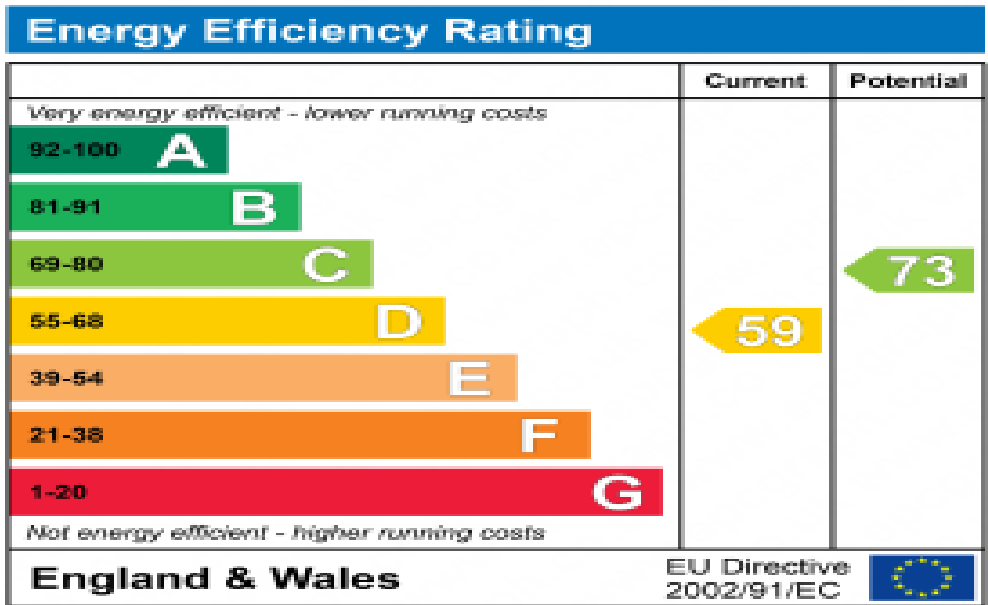
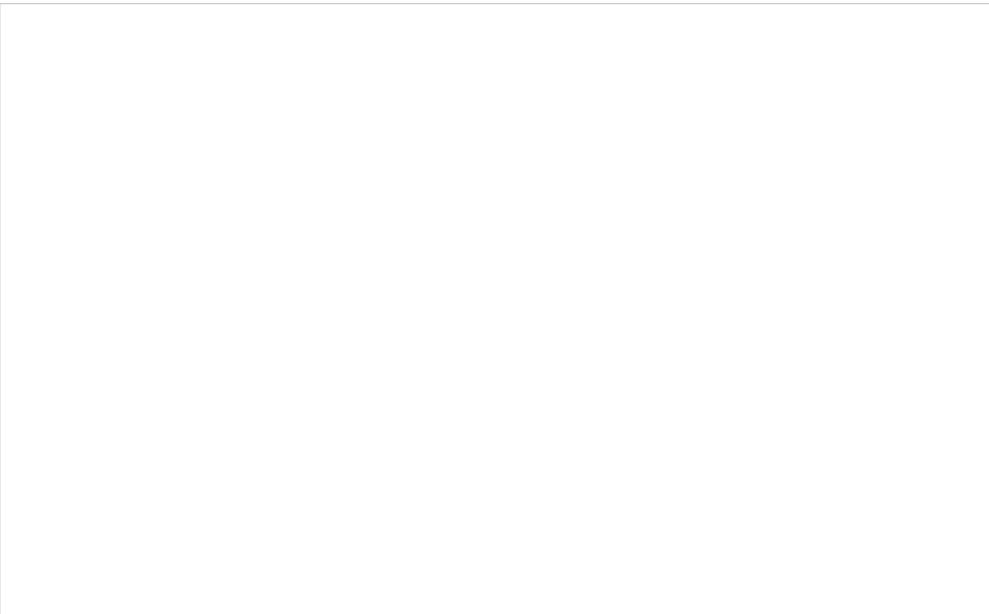












Floor plan



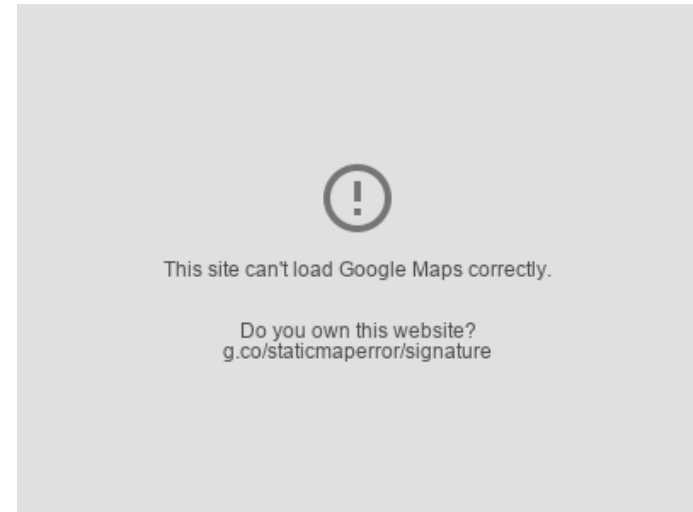
The Glebe

Approximate Gross Internal Area
Basement Floor = 54.9 sq m / 591 sq ft
Ground Floor = 92.2 sq m / 993 sq ft
First Floor = 76.4 sq m / 822 sq ft
Second Floor = 54.9 sq m / 591 sq ft
Lower Ground Outbuilding = 47.2 sq m / 508 sq ft
Ground Outbuilding = 47.2 sq m / 508 sq ft
Outbuilding = 14.0 sq m / 151 sq ft
Total = 386.8 sq m / 4164 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and complete bearings before making any decisions reliant upon them.

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Location



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