



8, Bovill Road , SE23 1HA · 5 bedroom House

£1,200,000



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	79 C
39-54	E		
21-38	F		
1-20	G		



ALPS Estates Ltd trading as Pickwick Estates

47 Honor Oak Park, Honor Oak, London SE23 1EA · 020 3397 1166

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## Property description

A stunning 5-double bedroom Victorian family home with a private WEST facing rear garden that has been refurbished and maintained to a very high standard throughout. This striking mid terrace, red brick house with ornate masonry is oozing with character and charm. Located in a unique cul-de-sac on Bovill Road which makes the house very quiet and offers additional privacy.

The charming house is set back from the street by a fenced front garden with sandstone patio that leads to an arched porch, in addition there is a lovely white wisteria that hugs the front the bay window.

Internally, the property offers a substantial amount of internal living space 2090 sqft (194.2 sqm), with a wonderful kitchen dining room to the rear, two reception rooms, a luxurious family bathroom, a shower room in the loft conversion, double glazed windows and plenty of built in storage solutions featured throughout the house.

Upon entry there is an entrance hall that houses the staircase which has storage and a guest toilet beneath.

At the front of the house is a large double reception room with high ceilings, cornicing, carpeted floors, feature fireplaces with shelving in the alcoves and a large bay sash window at the front of the house furnished with plantation shutters. The double reception is divided by large stripped original bi-fold doors so the two rooms can be separated, and the rear reception area leads



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through to the kitchen dining room extension to the rear.

Beyond this at the far end of the house is a stunning kitchen dining room which has been extended into the side return, occupying the whole width of the plot. Along the extension is a south facing glass roof that floods the whole room with an abundance of natural light, each pane of glass is fitted with bespoke remote-controlled shutters to regulate the amount of light and shade required throughout the year. Beneath this is a perfect spot for a sofa and a dining room table and chairs. The floor is clad in wood effect ceramic tiles, in a herringbone style, that has underfloor heating throughout. The kitchen is set along the other side of the room with plenty of classic Shaker style wall and base mounted units, a stone worktop housing a deep base ceramic sink with a boiling hot water tap and space for a range cooker with extractor above. There is also a large island with a solid oak worktop offering additional storage beneath and a wine cooler. Bi-fold doors at the rear of the house frame the lovely, landscaped garden and with the doors open extend the kitchen to the outdoor space.

The garden is WEST facing which catches the afternoon and evening sunshine. Nearest to the house is a sandstone patio which is perfect for al fresco dining in the summer months. Beyond this is a neatly manicured lawn bordered by bed full of mature plants and shrubs. At the rear of the garden is a shed for gardening equipment and the like.

Upstairs is an exceptionally large master bedroom occupying the whole width of the front of the house. It has high ceilings, cornicing, a large bay window with an additional window to the side and floor to ceiling fitted wardrobes in the alcoves of the chimney breast.

There are 2 more bedrooms on this floor, both are good size doubles have carpeted floors, bespoke fitted wardrobes and double-glazed windows, the bedroom at the far end of the house is especially charming thanks to a nice view of the garden and beyond..

The luxurious family bathroom has a free-standing roll top bathtub in the middle of the room accompanied by a separate shower enclosure with metro tiled walls and a rainfall shower head. There is also a double hand basin, a toilet and a large, heated towel rail. Two frosted windows to the side offer natural light and ventilation. Adjacent to the bathroom is a large utility cupboard housing the washing machine and drier, so clothes never have to come downstairs!

The loft at the top of the house has been converted to create two further bedrooms and a shower room. The first bedroom is off the half landing which has a skylight above filtering natural light down the staircase, the bedroom makes an excellent home office as one of the walls is fitted with floor to ceiling storage cupboards and shelving.

The larger bedroom offers generous proportions and plenty of natural light thanks to a front facing skylight and a Juliette balcony to the rear..



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The shower room has its own glass shower enclosure with metro tiled walls, a heated towel rail, accompanied by a contemporary wall hung toilet with hidden cistern and wash hand basin. A large skylight above fills this room with natural light and offers ventilation.

Bovill Road is a very popular, quiet residential street in the heart of Honor Oak Park, a few minutes' walk from the station (London Bridge and Overground connections). The trendy high street boasts a range of independent shops, cafes, bars, a deli and several highly recommended restaurants and pubs. A short walk in the other direction gives access to thriving Forest Hill, with its pubs, independent shops, restaurants and highly regarded gym and swimming pool. Nearby there is an abundance of green leafy open spaces which can be found at: One Tree Hill, and a local nature reserve a few minutes' walk away on Devonshire Road, both offer locals and visitors some wild woodland space to explore, and a few minutes' walk away is Blythe Hill Fields, a beautiful green space with fantastic views over London; there are also nearby playing fields with tennis courts and play park; the Horniman Gardens with a lovely café and the Horniman Museum; and Brenchley Gardens which offers more fantastic views of the London skyline. The open green expanse of Peckham Rye is also not far away. There is also a very good selection of Outstanding and Good primary schools nearby including Stillness Infant and Junior School, Dalmain, Fairlawn, Horniman, Cabrini, and independent through school, St Dunstan's College, is not far away.

## Property features

- 5 double bedroom Victorian family home offering 2090 sqft (194.2 sqm)
- WEST facing private landscaped rear garden
- Large double reception room with period character
- Unique quiet residential cul-de-sac location
- Wonderful kitchen dining room extension
- Luxurious family bathroom, a shower room in the loft, utility cupboard and downstairs guest toilet
- Double glazed windows and fitted storage throughout the house
- Charming Victorian period property with kerb appeal
- Close to Honor Oak park station (London Bridge and Overground connections)
- Close to a selection of highly rated Ofsted schools, amenities and green open spaces.



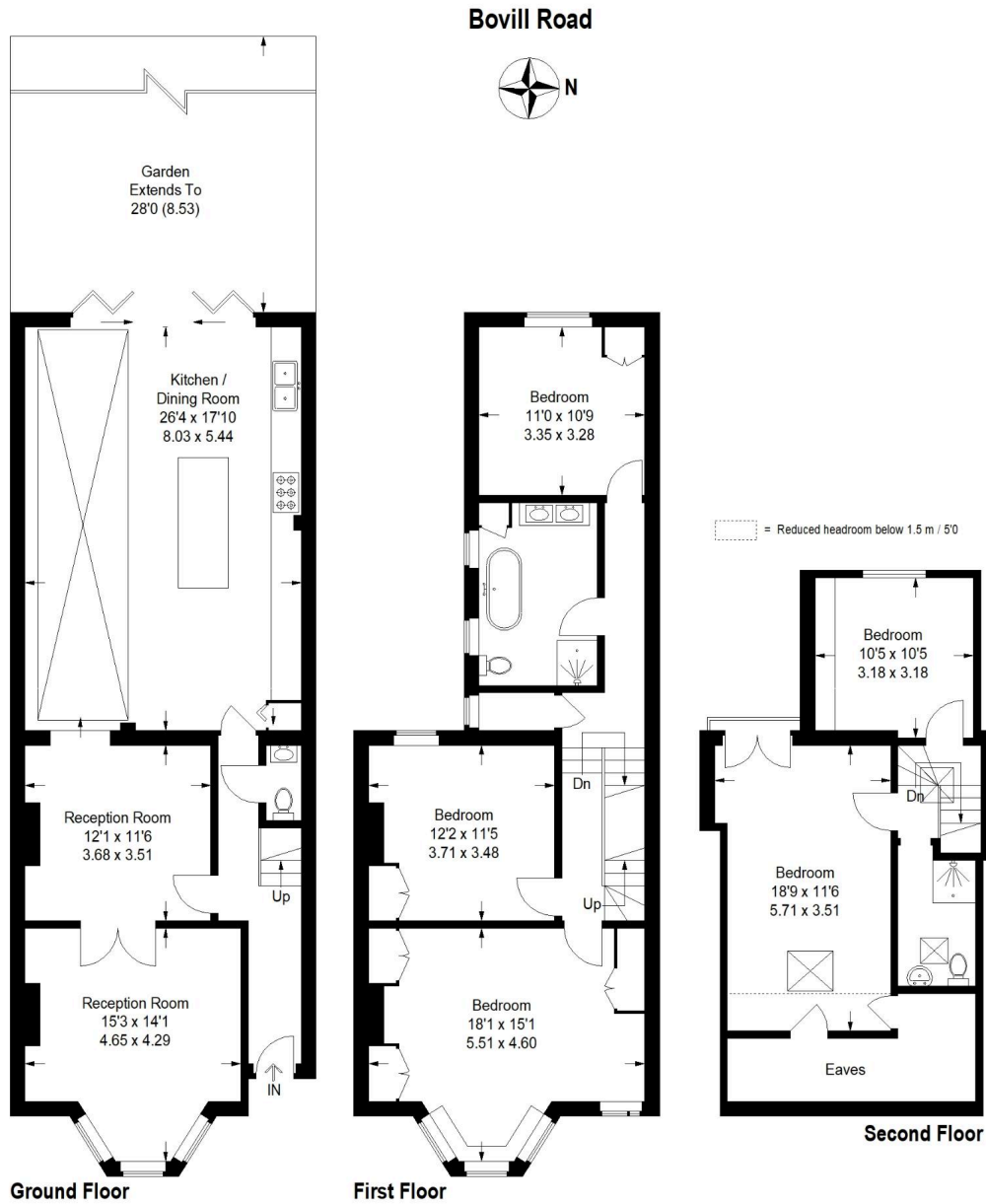
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Approximate Gross Internal Area = 2090 sq ft / 194.2 sq m  
(Excluding Eaves)

Illustration for identification purposes only,  
measurements are approximate,  
Drawn for Pickwick Estates



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