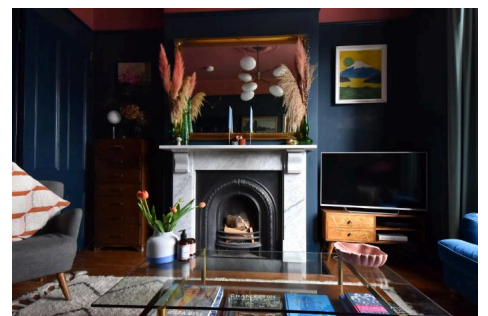
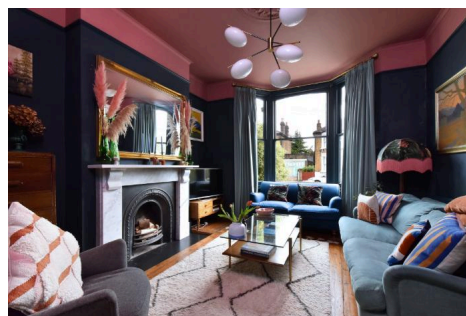
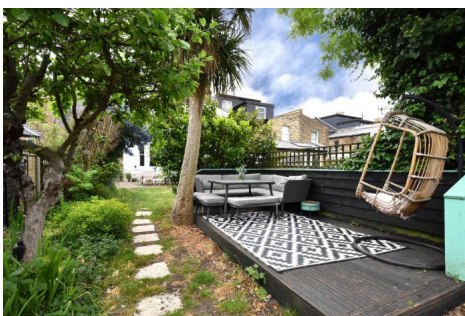


46, Colfe Road , SE23 2ER · 5 bedroom House

£1,100,000



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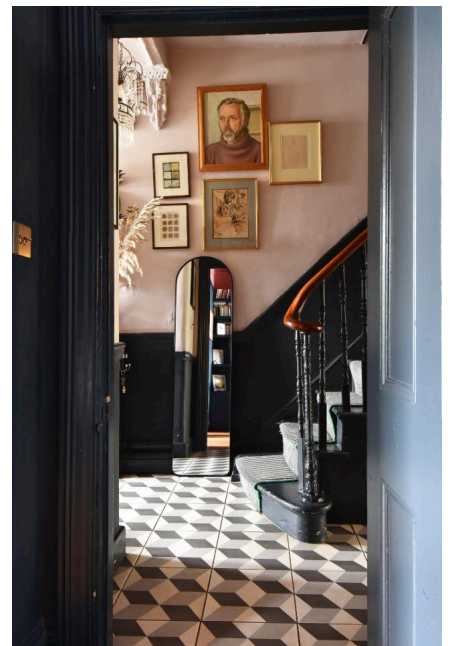
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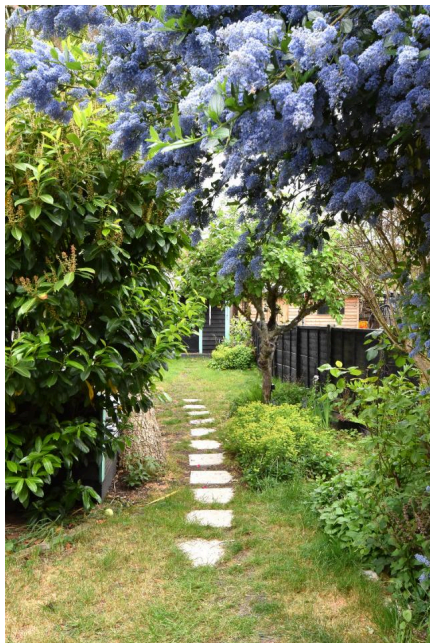
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Property description

Resonating with an abundance of period character and design-led charm is this stunning five-bedroom Victorian family home, offering approximately 1,735 sq ft of beautifully curated living space arranged across three floors. Positioned on a peaceful and highly sought-after residential street, the property blends elegant Victorian architecture with sophisticated contemporary styling, creating a home that has previously been featured in the press for its inspiring interiors and creative renovation.

The house enjoys exceptional kerb appeal with its handsome brick façade, bay windows, decorative masonry and traditional tessellated pathway, while also benefitting from valuable off-street parking and a remarkable west facing landscaped rear garden extending almost 110ft in length.

Retaining an abundance of original features such as the hallway, staircase and covings, the house has since been thoughtfully renovated to celebrate its Victorian heritage while introducing rich colour palettes, bespoke detailing and stylish modern finishes throughout. The result is a home of real warmth, individuality and character.

Upon entering, a welcoming hallway immediately sets the tone with high ceilings, striking geometric tiled flooring, elegant décor and a beautifully crafted staircase with useful storage beneath. The sense of volume and natural light continues into the impressive double reception room, which spans the full depth of the house. Flooded with light from the front bay window and rear French doors featuring original stained glass, the space retains a wealth of period detail including ornate corning, exposed



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wooden floorboards and an original marble fireplace. Bespoke shelving has been thoughtfully integrated into the alcoves, creating a room equally suited to entertaining and relaxed family living.

To the rear, the kitchen/dining room has been stylishly reimagined with a shaker-style kitchen featuring painted cabinetry, wooden worktops, metro-tiled splashbacks and carefully chosen vintage-inspired fittings. A large bay window frames lovely views across the garden, while a side door opens directly onto the patio, creating an effortless connection between inside and out.

The rear garden is a truly outstanding feature of the home, extending approximately 110ft (33.5m). A west facing sandstone patio catches the afternoon and evening sunshine, wraps around the house providing the perfect setting for entertaining and al fresco dining before leading onto a generous lawn surrounded by mature trees, established planting and shrubs. In the middle of the garden there is another decked seating area, perfect for lounging on a summers evening. At the far end of the garden sits a substantial workshop studio, ideal for conversion into a creative workspace, gym or home office.

The first floor offers three well-proportioned double bedrooms. The principal bedroom spans the full width of the house and features a large bay window with plantation shutters, fitted wardrobes and high ceilings. A second generous double bedroom enjoys a feature fireplace and garden views, while the third bedroom overlooks the rear garden and beyond.

The family bathroom has been beautifully styled in keeping with the Victorian character of the home and features a freestanding roll-top bath, walk-in shower enclosure, WC and vintage-style wash hand basin with wall-mounted taps. Elegant tiling, sash windows and carefully considered finishes create a luxurious yet timeless atmosphere.

The loft conversion has created two additional bedrooms and a further shower room, with the main loft bedroom serving as an exceptional alternative principal suite or guest retreat. This impressive space combines a contemporary industrial feel with a boutique hotel aesthetic, featuring a Juliet balcony overlooking the gardens, far-reaching views from the front skylights, bespoke Crittall-style detailing and a stylish en-suite shower room. Eaves storage provides excellent practicality.

Throughout the home, the interiors have been thoughtfully composed with rich colours, layered textures and carefully sourced vintage pieces, creating spaces that feel both sophisticated and deeply personal. The house has become known for its vibrant yet refined aesthetic, combining classic Victorian proportions with a confident modern sensibility.

The property is ideally located within easy reach of Forest Hill, Honor Oak Park and Catford stations, providing excellent transport links into London Bridge, Victoria, Blackfriars, Cannon Street, Canada Water, Canary Wharf, Shoreditch, Whitechapel, Highbury & Islington and beyond.



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The area is particularly popular with families thanks to its strong sense of community, highly regarded schools and abundance of green open spaces. Nearby schools include Dalmain, Kilmorie, St William of York and the renowned St Dunstan's College. Independent cafés, restaurants, pubs and shops can be found throughout Honor Oak Park, Brockley Rise and Forest Hill, while Blythe Hill Fields, One Tree Hill and Horniman Gardens are all within walking distance, offering beautiful open spaces and panoramic views across London.

Property features

- Design-led charming five-bedroom Victorian family home
- 110 ft (33.5m) long landscaped rear garden with two seating areas and a large workshop studio
- Two characterful reception rooms
- approximately 1,735 sq ft of beautifully curated living space arranged across three floors
- Kitchen dining room
- Two stunning bathrooms - one en-suite to the master suite in the loft
- Chain Free sale
- Period character and charm
- Excellent transport links and highly regarded local schools
- Close to amenities and plenty of green open spaces



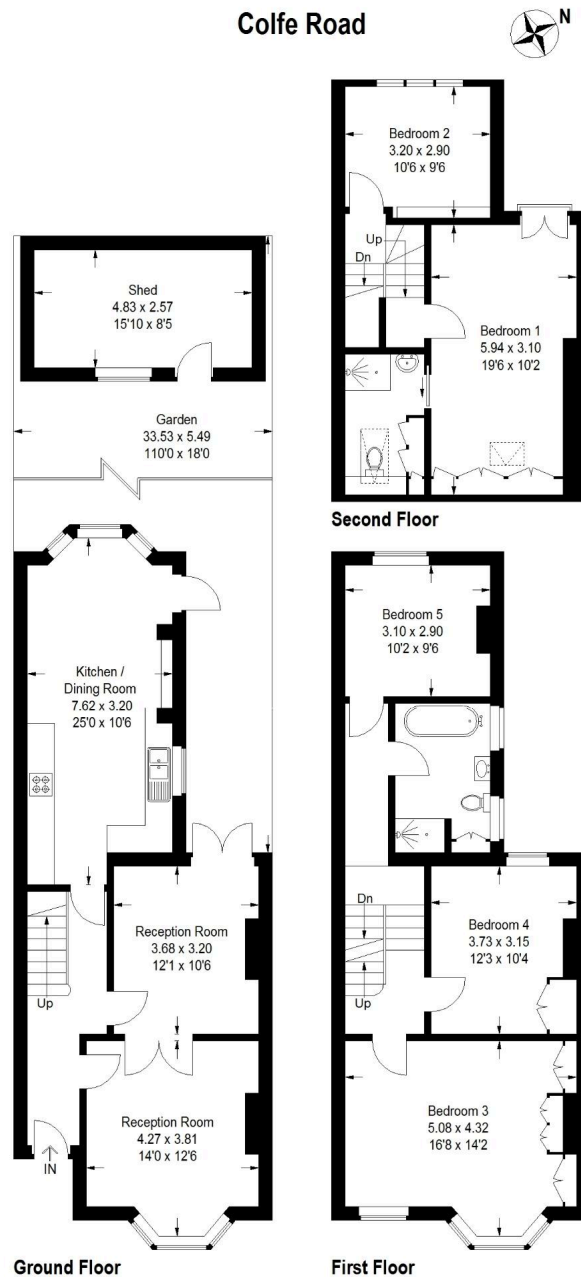
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Approximate Gross Internal Area = 161.2 sq m / 1735 sq ft
Shed = 12.7 sq m / 137 sq ft
Total = 173.9 sq m / 1872 sq ft

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



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