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GRAHAM
JOHN
MAKE LIFE SPECIAL

A home that melts your heart

with charm and Grade II splendour

A beautiful home

that provides a fabulous canvas for life

How do you make a perfect home even better? Here's how and the best thing is; there's still a wonderful opportunity, a further project, something you can do if and when you choose to!

One of the most exciting things for us is to follow people's journeys in life and to see the wonderful impact they have on homes and that homes have on them.

You instantly fall in love with a period house like this! We did when we first saw it and sold it years ago, a truly delightful four storey Grade II listed Georgian home. It sits within a beautiful terrace of striking character and it captivated our imagination. Super fireplaces, wonderful rooms, charm, a garden, off road parking and a former bread oven as an outdoor building!

As superb as the house already was, we saw such potential in it and are over the moon with how that potential has been realised. You will absolutely love how the current owners have elevated this house to another level, it is a wonderful tribute and a fitting legacy.

Any lover of period buildings always feels like a custodian and it is therefore extra special to know you have created something memorable, something fitting to pass on.

As you step into the house the lovely bow window draws light in, that wonderful fireplace grabs you and your eye is drawn through the dining room to a very tastefully modern, thoughtfully stylish and incredibly appealing kitchen. Two skylights ensure light floods in and make this a space that we all would dream of. This is a kitchen extension that now creates a truly complete home in a contemporary sense, there is a balance to the ground floor that complements modern life and provides a wonderful space to cook in, one that is very sociable, a true space to live in.

Elsewhere, woodwork has been stripped back, those fireplaces we mentioned catch you and give a 'wow' and, as you wander through, this home seems to link



Delightful details at every turn



Wonderfully individual fireplaces

The Details

Grade II Listed
Conservation Area
Living room
Dining room
Wonderful kitchen
4 bedrooms
Shower room
Cellar
Lovely fireplaces
Full of character
Former bread oven
Garden
Off road parking
Space for 2 cars
Gas central heating

arms with you and comfort you, relax you and make you feel as if you were always meant to be here.

There is a lovely large modern shower cubicle, where once a bath sat. Having sold other homes in the terrace, we know a bath can be fitted in as well with some planning, the current owners chose a balance of space and practicality, in our busy modern lives, how often are baths really used?

Outside this home has parking at the rear, two cars can be parked here, how wonderful is that! There is a former bread oven, one that we understand used to provide bread for London Bridge market way back when. It's the next project and a fascinating one. What might you do with it, with the footprint of the building, one that has an outside toilet behind it?

Plenty to consider there and you can ponder upon it whilst you explore the pathways and riverside walks through the two hundred and forty acre Foots Cray Meadow.

This magical parkland is somewhere that made us excited when we first came to Rectory Lane. How amazing to be able to step outside of your door and have all this just a short walk away. The 'Penny Farthing' bridge, the 'Five Arch' Bridge, trees, meadow, kingfishers, swans, herons and lots of walks.

It's a perfect place for a picnic, somewhere to go to clear your mind and a fabulous place to bring friends and family; all so close.

A home has been created here that continues to be timeless, perfect for a couple with busy lives, great for entertaining and, with schools on the doorstep it is somewhere that can work beautifully for a family who long for a home that has a real heart to it. You can understand why we love these homes and this one in particular has delighted us more than we imagined, it's a credit to the current owners and a tribute to those who built it centuries ago.

Now it's time for you to link arms with this home and live a wonderful chapter of your life here.

This home is available for viewing by appointment through Graham John Estate Agents.

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www.grahamjohn.com



The kitchen extension
is a real triumph





we love this sitting room



heart of the home



life flows through



We've seen both simple and dramatic changes to this home, ones that have elevated it to yet another level.

This is a home that seems to love being lived in, it copes with all styles of decor and we know everyone will bring something unique to it. There is a timeless quality that will pervade life here and make for a very happy future.



Stylish, modern, practical



fabulous rooms



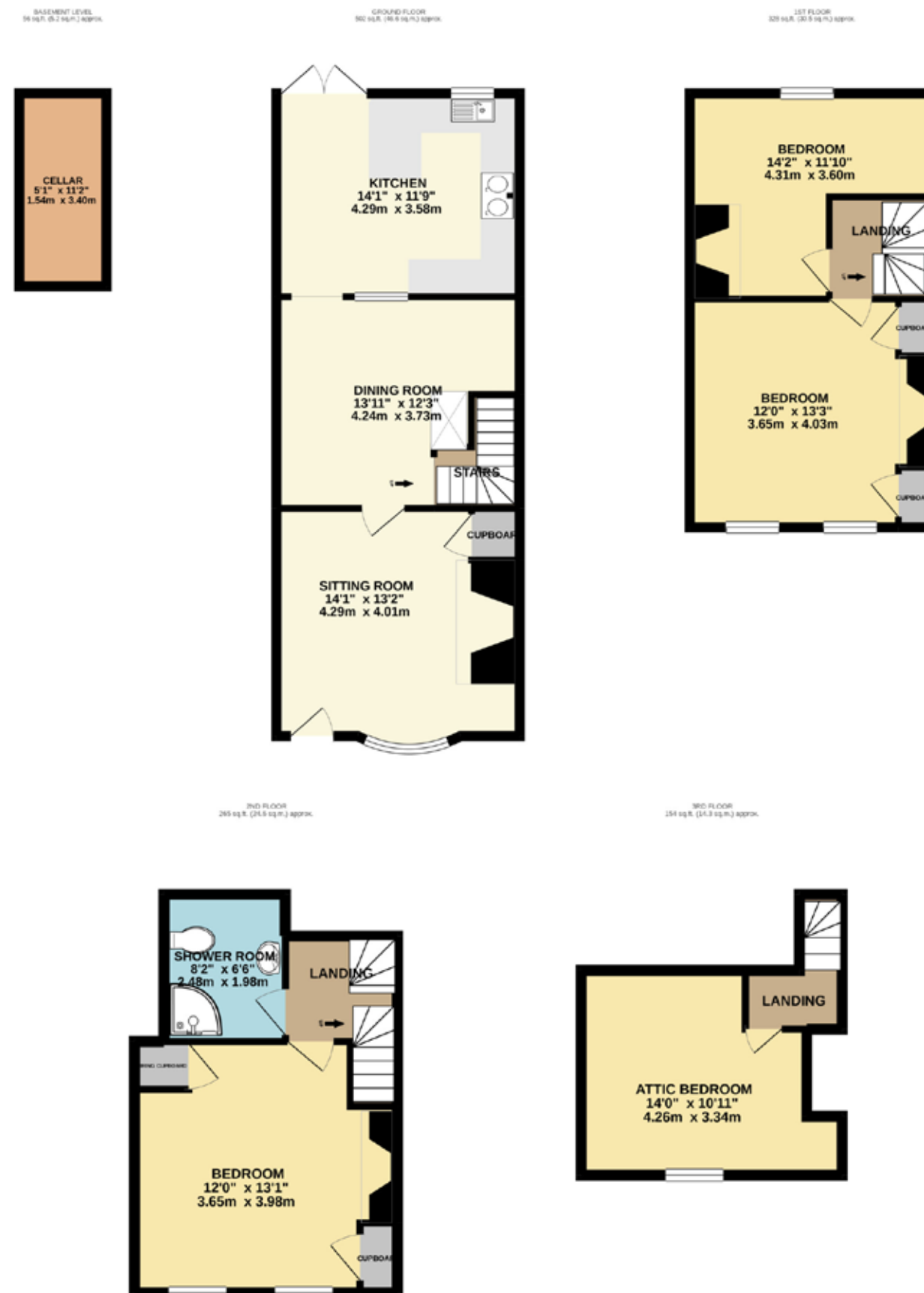
the attic bedroom



always photogenic



each room individual



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Garden and home
flow seamlessly
and a super area
provides a brilliant
spot to relax and
to entertain.



a room of potential



Off road parking makes this home
super practical for modern life, the
owners get two cars in the space.

As with the house, the garden is a space where everyone will
see something different. The old bread oven is an intriguing

structure and one that may provide a lovely project, it
certainly adds another dimension to life here. ■

We love the variety of the fireplaces