



Manor Way

London

One of Blackheath's finest Arts & Craft mansions on private Estate

Manor Way, London SE3 9EF

Blackheath Station 0.7 miles, London City Airport 6.9miles, Gatwick Airport 39miles,
Kings Cross St Pancras 12miles, Heathrow International Airports 23miles

Features:

Mansion House

Five bedroom Arts & Crafts manor | Four bathrooms (Four en-suite) | Kitchen / breakfast room | Dining hall | Drawing room
Cloakroom | (enclosed openings in the principal house to attached cottage)

Attached Cottage

Two bedrooms | One adjoining Jack & Jill bathroom
Kitchen / dining room | Living room | Utility room

The Coach House

One bedroom loft annex studio | Single garage | Workshop
Gardeners WC | Wine room | Store

Two sheds | Swimming pool | Changing rooms & sauna
Gym – (cardiovascular machine & free weights)
Mature landscaped garden | Fruit orchard (cherry, plum, apple, pear)
Shaw of Woodland with Kid brook





The property

Manor Way is a leafy private road aligned by late Victorian to early Edwardian houses. A much loved generational home and one of the first substantial mansion houses built on the Cator Estate, just over half a mile from village centre.

This handsome Flemish bond brick, half wall tile house with symmetrical bay windows has a residential footprint of 4,313sq.ft. and totals including outbuildings, 5,719sq.ft. Its architecture is of the Arts & Crafts period with the present owners taking great pride in its excellent condition.

Approached across a carriage driveway, (providing plenty of parking), shallow steps lead through a vestibule into a large dining hall (5.86m x 5.73m). All period detail, including cornicing, ceiling / wall panelling, oak staircase and herringbone pattern parquet flooring, speaks of opulence, character and charm. The ceiling height measures 2.75m, enjoying plenty of natural light through a bay window making the room ideal for entertaining.

The mansion was fully refurbished in 2019 at some considerable cost, adding intelligent interior design choices, modern comforts and updates to lighting, electrics, internet, plumbing and heating systems, bathroom design and timber casement double glazed windows and shutter blinds. The house was completely rewired, new double glazed windows fitted, all brickwork including chimneys repointed 20 years ago. New kitchen in 2009, and new top of the range electrical board unit fitted in 2025.

A substantial extension was added at this time (07/0207BN). Certificate of completion and building regulation compliance certificate can be provided. The resulting grand orangery kitchen (with side cloakroom) now forms the hub of the home, has geometric lead roof, ceiling lanterns and glazed elevations with splendid views across the garden.

A Smallbone of Devizes bespoke Walnut and Silver kitchen was fitted with, central island made from Nero Assoluto Polished Black Granite surfaces and splashback. Miele appliances were added including oven, steamer, coffee machine, dishwasher, wine rack, fridge, freezer, washing machine and tumble dryer. The central island can comfortably

accommodate five stools and is equipped with a Fisher & Paykel electric hob and sink unit. An AGA range cooker (gas fired) with four ovens, two chrome hobs with warming tray complete the overall finish of a well-stocked kitchen. The floor slabs are York stone (with electric underfloor heated).

The kitchen leads onto a grand drawing room with double aspect twin bay windows, central fire place, chandeliers and oak parquet flooring. French windows provide access onto the sun terrace, which links onto the kitchen. This drawing room enjoys pleasant west facing views over the garden, and can accommodate large furniture, display cabinetry and grand piano.

A grand staircase turns to first floor landing (with airing cupboard) providing access to three further double guest bedrooms. A large east facing bedroom with bay window and wardrobe, two further double guest bedrooms (one with en-suite shower room) both enjoy views over the rear garden.

The further turning staircase leads up to the second floor landing and principal bedroom suite. This landing has a Velux roof lantern and bespoke book shelving fitted. To right hand side is a family bathroom with steam shower, Jacuzzi bath, sink unit, bidet, heated towel rail and WC. The substantial principal bedroom suite is sufficient in size to accommodate a super king sleigh bed. To one side is an en-suite bathroom with twin sinks, Jacuzzi bath/shower, bidet, heated towel rail, electric underfloor heating and WC. A smaller walk-in wardrobe. The pitch roof corners in this room provide a penthouse feel that is further enhanced by the external balcony that offers elevated views over the garden. An additional double guest bedroom on this level is currently being used as a dressing room with fitted wardrobes, but would also be ideally suited as a nursery.

Important Note: Throughout the house several hallway and landing openings have been closed to divide the mansion into a principal home and self-contained guest accommodation. These openings could be reinstated to return to a seven bedroom mansion house, and original doors are in place behind stud walls.



The resulting cottage has side a courtyard entrance opening into a small lobby with utility / cloak room. A large, fully equipped, open-plan kitchen/ breakfast room. To one side is a large living room 6.5m x 5.15m with central gas fireplace and large east facing bay window.

First floor accommodation includes a large double bedroom with fitted wardrobes, en-suite bathroom linked attached to a smaller single bedroom at the rear.

If reverted to a single mansion house the kitchen/ breakfast room could become study, cloak room and living room. The first floor bedroom would be retained and the single rear bedroom converted to an en-suite bathroom for the adjoining double guest bedroom on the opposite side of the wall.

A separate Coach House to the east provides single garage, wine room, store, workshop, gardener's WC and one bedroom, a one bathroom fully self-contained loft annex studio. Useful additional guest accommodation or for those with teenage children, au pair, elderly relatives and or looking for a home office.

This really is a very special house appealing to a wide range of buyers and certainly is one not to be missed.

Outside

The gardens both front and rear are well planted for privacy and colour throughout the seasons. The plot measures c. 0.75 acres in total and is secured by close panel fencing and coded gated entrances.

The house and gardens have been cited with external lighting to enhance evening entertaining. The rear garden has paved sun terrace, level lawn and mature shrub and flowering borders. There is a rose garden, with machinery shed and additional west facing sun terraces. The garden is interspersed with mature ornate trees and beyond the outdoor heated swimming pool and Scandinavian style timber changing room/sauna/gym pavilion, is an orchard with various fruit bearing trees (apple, pear, cherry, mulberry, damson and plumb).

The plant and filtration to the swimming pool can be both gas and electrically heated. The orientation

of the swimming pool being south facing ensures it receives the sun all day long. To the rear of the orchard is a shallow shaw of woodland with Kid Brook (half of which is retained in the freehold).

Situation

Manor Way is a private road on the highly regarded Cator Estate some 0.7 miles from Blackheath, one of London's largest protected common lands. This popular village is renowned for its picturesque period architecture and comprehensive range of independent shops, cafes, public houses, restaurants, farmers market, high street banks and post office. A wider selection of shopping is available at Lewisham 1.5 miles, Canary Wharf 7.1 miles or The City of London 9.8 miles.

The area is blessed with history and culture, including: Old Royal Naval Hospital, Cutty Sark, Meridian Line, Royal Observatory, Royal Greenwich Park and Bank of the River Thames Estuary. Further recreational and leisure amenities are available at Royal Blackheath Golf Club, Greenwich Theatre, Opera Blackheath Conservatoire and concerts at the O2 arena.

There are excellent transportation links locally, including:

Blackheath Station 0.7 miles overland service to The City of London - Canon Street 18mins, London Bridge 17mins, Charing Cross 26mins, Victoria Station 26 mins.

Canary Wharf can also be reached via DLR 32mins.

London City Airport 6.9miles 34mins

Gatwick Airport 39miles 48mins

Heathrow International Airports 23miles 63mins

Euro Star via St Pancras 12miles 38mins.

There are a number of outstanding schools locally, including:

Blackheath Preparatory School (Co-Ed 3-11yrs) 1.3 miles,

The Pointer School (Co-Ed 3-11yrs) 0.75mile,

Colfe's School (Day 3-18yrs) 1.1miles,

Heath House Preparatory School (Co-ed 3-11yrs) 1.1miles,

Greenwich Waldorf School (Coed 3-16yrs)

1.8miles,



Eltham College (Co-ed 7-18yrs) 2.5miles,
Dulwich College (Boys 2-18) 5.9miles,
James Allen's Girls School Girls (4-18yrs) 5.9miles,
St Dunstan's College (Co-ed 3-18yrs) 3miles.

Directions

From Royal Greenwich Park direction, cross Blackheath on Prince Charles Road passing through the picturesque village of Blackheath following the one way system down Montpelier Vale. Fork left at the bottom onto B212 Tranquil Vale and climb up through Blackheath Village to Lee Road After 0.5miles out of the village you will find Manor Way on your left hand side.

Terms

Tenure: Freehold

Council Tax: Band H

EPC: D 16/07/2035

Services: Mains electricity, gas, water, drainage, (gas fired central heating), (electric under floor heating in parts)

Broadband /wifi: Fast

Local Authority: Royal Borough of Greenwich

Land Area: Approx 0.75Acres

Fixtures and Fittings: Certain items are specifically excluded from sale, but may be available for sale by separate negotiation.

Planning and Building Regulations: All necessary approvals, consents and sign offs have been sought.

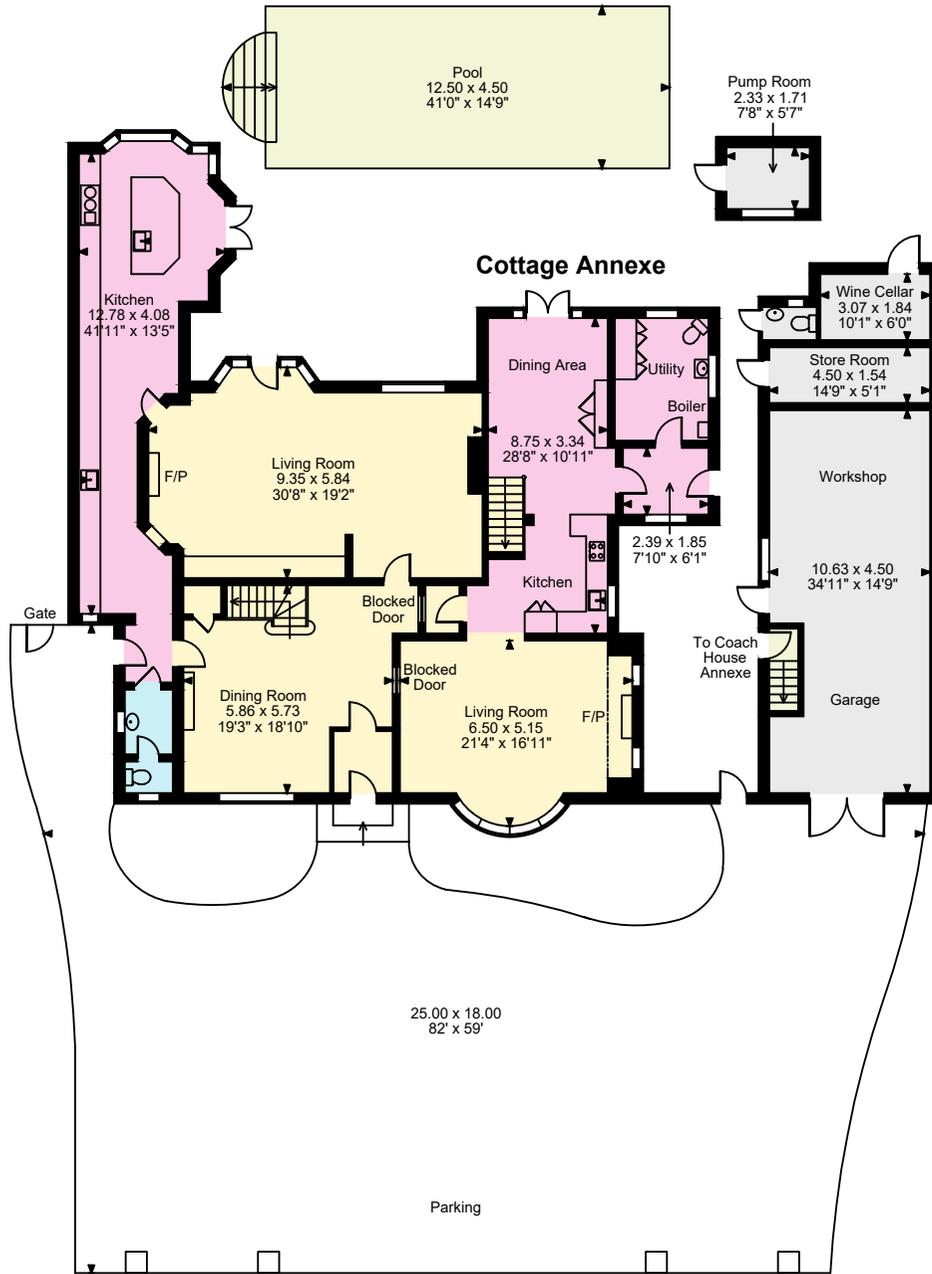
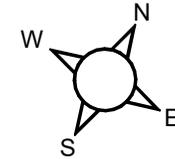
Alarm: Prestige zone alarm system fitted.

Probate: A building under separation family ownership is expected to be folded back into the title Ref. TGL614161 before exchange of contracts.

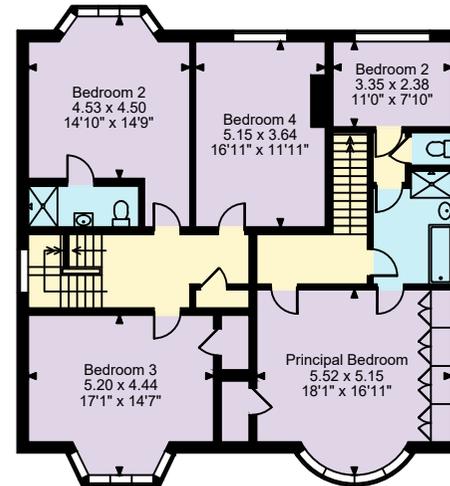
Covenants: certain legal covenants and rights of way pertain to the property.

Asking Price: £5,000,000

Main House internal area 3,259 sq ft (303 sq m)
 Cottage Annexe internal area 1,381 sq ft (128 sq m)
 Garage and Workshop internal area 488 sq ft (45 sq m)
 Coach House Annexe internal area 317 sq ft (29 sq m)
 Outbuildings internal area 274 sq ft (25 sq m)
 Balcony external area = 109 sq ft (10 sq m)
 Total internal area 5,719 sq ft (531 sq m)



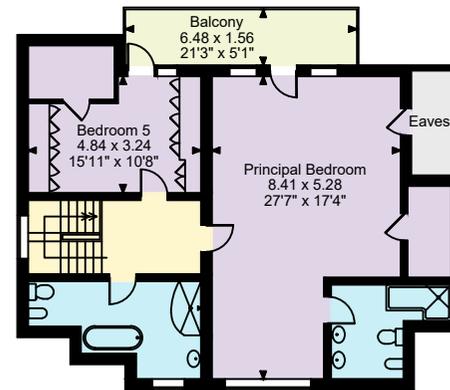
Ground Floor



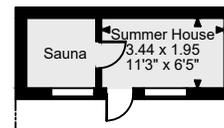
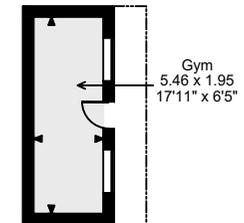
First Floor Cottage Annexe



Coach House Annexe First Floor



Second Floor



The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8680306/PCT

Strutt & Parker Islington
5 Aldermanbury Square, Barbican, London EC2V 7HR

+44 (0) 7721 572732
islington@struttandparker.com
struttandparker.com

Over 50 offices across England
and Scotland, including Prime
Central London

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken March 2026. Particulars prepared March 2026. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited





STRUTT&PARKER