AUCOOT



ADDRESS
Grosvenor Rise East, Walthamstow Village, London E17

PRICE
£1,100,000

ARCHITECT
Designer

TENURE
Freehold

Behind its traditional brick façade, the interiors have been carefully considered, creating a warm and inviting family home with a wonderful connection to the garden.

The house unfolds across three floors, with a natural transition from the more intimate reception room at the front to the generous open-plan living spaces at the rear. Throughout, a considered palette of materials, soft colours and architectural details lends the interiors a relaxed, understated character.

The front reception room retains the proportions and charm of the original house. A wide sash window draws in natural light, while decorative cornicing, a traditional fireplace and dark-painted walls give the room a rich, moody quality. The deeper colour palette creates a cosy, inviting atmosphere, offering a more intimate setting for quieter evenings away from the open-plan living areas beyond.

To the rear, the house opens into an expansive kitchen, dining and living space, which forms the heart of the home. The kitchen has a contemporary, pared-back aesthetic, with streamlined cabinetry, pale worktops and a generous central island that provides a natural place to gather. A Quooker tap is neatly integrated into the kitchen, while a combination of light finishes and carefully chosen fittings creates a space that feels both practical and welcoming.

One of the most considered aspects of the design is the relationship between the house and its garden. Rather than extending into the side return, the owners made the deliberate decision to retain this outdoor space, introducing a series of carefully framed windows that look directly onto the surrounding planting. This approach allows natural light to enter from the side while creating a visual connection with the landscaped garden, bringing greenery into the everyday experience of the home.

Beyond the kitchen, the dining and living areas extend towards the garden, where a wall of Crittall-style glazing draws the outside in. Full-height doors open directly onto the terrace, while the continuation of the same floor tiles from inside to outside creates a seamless transition between the two spaces. The contrast between the industrial character of the glazing and the softer furnishings brings warmth and texture to the room, while views of the mature planting beyond offer a welcome sense of calm.
The rear garden has been thoughtfully landscaped across a series of levels, with generous paved areas providing space for outdoor dining and entertaining. Established planting softens the boundaries, while steps lead to a further garden area and a substantial detached outbuilding at the far end. Complete with underfloor heating and electricity, this additional space offers a flexible setting for a home office, creative studio or a retreat away from the main house.

On the first floor are two well-proportioned bedrooms, each with their own character. The principal bedroom has a particularly peaceful atmosphere, with a soft, neutral palette and natural light filtering through a sash window. A separate dressing room provides extensive fitted storage, keeping the bedroom itself calm and uncluttered.

A further bedroom occupies the front of the house, with generous proportions and the flexibility to accommodate a variety of uses. The main family bathroom completes this floor.

The second floor is given over to an additional bedroom, tucked into the roof space beneath the eaves. Natural light fills the room from its elevated position, with views across the surrounding rooftops adding to the sense of openness. Its separation from the rooms below makes it particularly well suited to guests, older children or a quiet place to work.

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Peter Sellers
Christopher Plummer
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Reżyseria:
Blake Edwards
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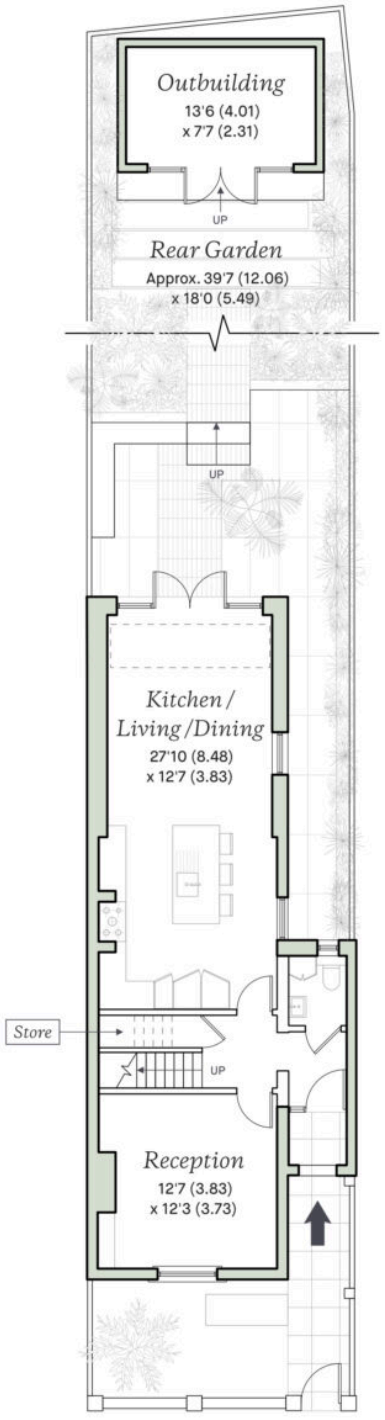
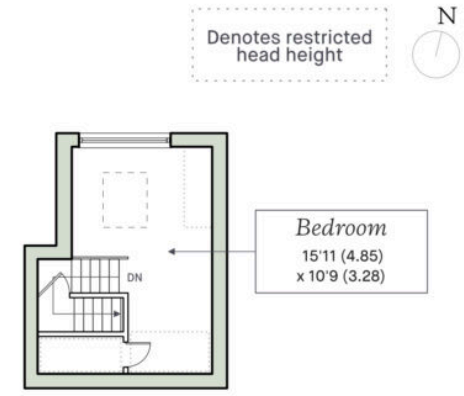
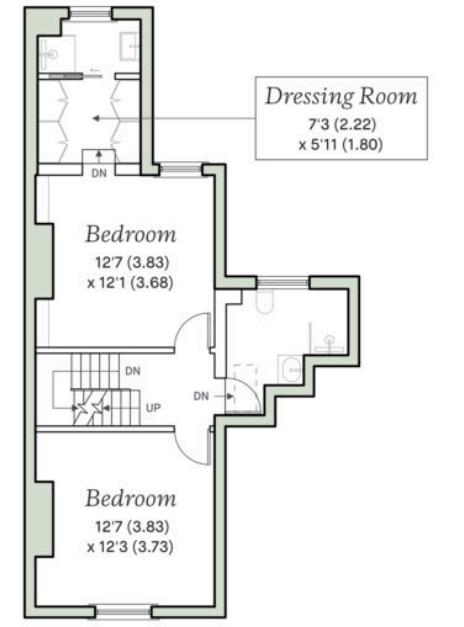


GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

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