

AUCOOT



ADDRESS

Kidbrooke Park Road, Blackheath, London,
SE3

PRICE

£1,250,000

DESIGNER

INFORMATION

Set back from a well-connected road between Blackheath and Kidbrooke, this thoughtfully reimaged 1930s home has evolved into a house designed around modern family life. Carefully extended and comprehensively renovated, it balances generous entertaining spaces with practical everyday living, where every intervention feels purposeful rather than excessive.

The heart of the home is found at ground level, where a considered reconfiguration allows the kitchen, dining and living spaces to flow effortlessly from one to the next. Rather than existing as separate rooms, each space feels intrinsically connected, creating a home that adapts equally well to family life as it does to hosting friends.

To the front, a calm dining room offers a more intimate setting for long lunches and evening gatherings. Oak flooring, a bay window and a bespoke fireplace introduce warmth and character before the house opens into its more contemporary interventions.

Positioned at the centre of the plan, the Shaker kitchen naturally becomes the social hub of the home. Anchored by a generous Corian island, it combines timeless cabinetry with carefully integrated appliances and discreet lighting.

Beyond, the principal living space is bathed in natural light, with oversized rooflights and a full-width expanse of folding doors blurring the distinction between inside and out. Exposed London stock brick and a textured metallic cork wall covering introduce warmth and tactility, while the garden becomes a seamless extension of the living space throughout the warmer months.

Supporting the main accommodation is a cloakroom, a well-appointed utility room and generous built-in storage, ensuring the home performs just as well behind the scenes as it does visually.

The first floor provides three well-proportioned bedrooms alongside a recently renovated family bathroom, where Burlington sanitaryware, marble-effect porcelain and a freestanding roll-top bath combine to create a timeless, understated finish.

Completed in 2022, the second floor introduces a dedicated principal suite that occupies the entire upper level. Set apart from the rest of the house, it offers a welcome sense of privacy, with elevated views across neighbouring gardens enjoyed from a Juliet balcony. A spacious shower room, finished with Clearwater sanitaryware, completes the suite.

Outside, the landscaped garden has been designed with longevity and ease in mind. A generous entertaining terrace leads onto a lawn, creating distinct spaces for outdoor dining, children to play and quieter moments in the afternoon sun.

At the rear of the plot sits a beautifully



crafted garden studio, clad externally in Western Red Cedar. Flexible by design, it currently serves as a home office, gym and cinema room, offering valuable additional accommodation that can evolve alongside changing lifestyles.

Completing the home is a detached garage providing excellent workshop and storage space, while the driveway comfortably accommodates two vehicles behind mature planting that softens the approach from the street.

EPC

=D



KIDBROOKE PARK ROAD, SE3

Approximate Area = 1631 sq ft / 151.5 sq m

Limited Use Area(s) = 63 sq ft / 5.8 sq m

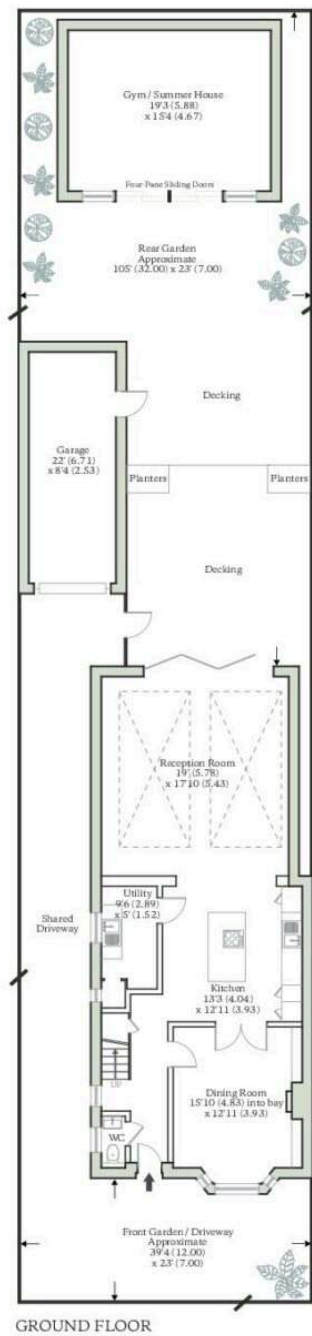
Garage = 183 sq ft / 17 sq m

Outbuilding = 296 sq ft / 27.4 sq m

Total = 2173 sq ft / 201.8 sq m

For identification only - Not to scale

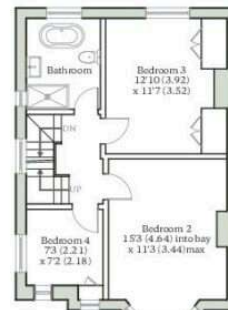
Denotes restricted
head height



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026
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