



1 Grangewood Lane, Beckenham

Beckenham

Guide Price £1,400,000



CHARLES EDEN

YOU'LL NOTICE THE DIFFERENCE

1 Grangewood Lane

Beckenham, Beckenham

It is widely regarded that true luxury is intrinsically linked with space and light, and this remarkable home, proudly brought to market by Charles Eden, offers both in abundance. Designed with an emphasis on natural materials, sustainable choices, and fluidity of movement, the property presents a layout that flows effortlessly from room to room, complemented by easy to maintain finishes, generous natural light, and the finest of 21st century conveniences.

Upon entering the ground floor, you are greeted by striking Italian slate walls and an impressive Arabescato and Nero Marquina marble staircase. This level further comprises a dedicated home office, a utility room, a contemporary shower room, two reception rooms, and a stunning open plan kitchen and living space. The kitchen features a substantial island and is equipped with Gaggenau appliances, a Liebherr fridge freezer, and a concealed internal pantry. The living area boasts a fully retractable sliding door that disappears into a hidden compartment, seamlessly extending the indoors to an 85ft plus, south facing garden.

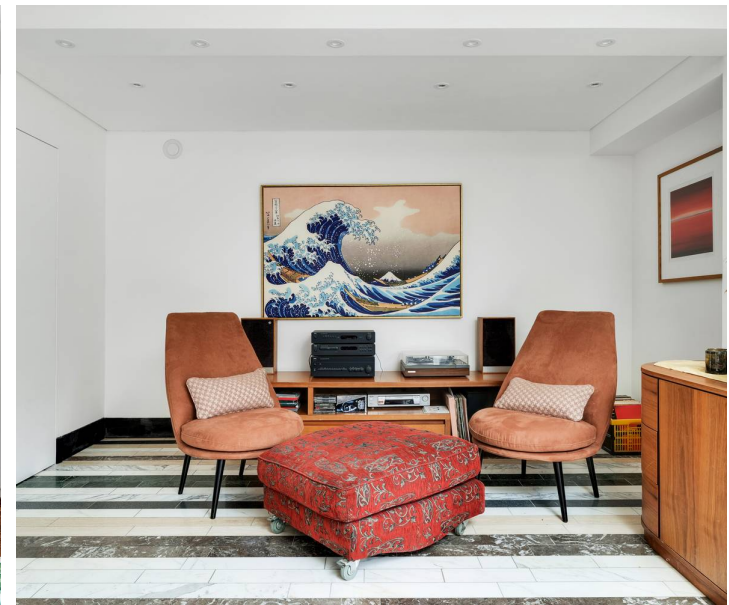
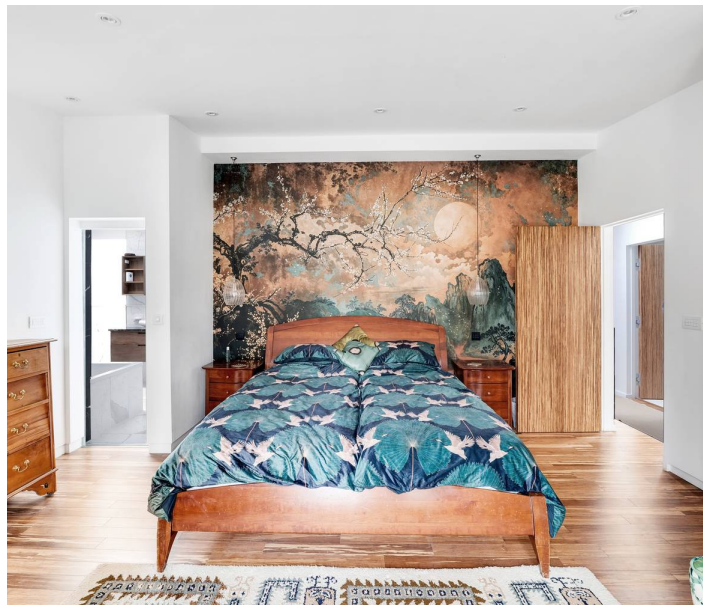
The garden, set on a plot that was formerly an orchard, retains a charming scattering of mature apple trees. It has been thoughtfully designed to include a bespoke entertainment area with a custom made pizza oven, creating the perfect setting for summer gatherings and al fresco dining.

Ascending the marble staircase to the first floor, you will find four double bedrooms, two of which benefit from private ensuite bathroom/shower room. A luxurious master bathroom serves the additional bedrooms, while the master bedroom further enjoys a spacious walk in wardrobe.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: A





**APPROXIMATE GROSS INTERNAL AREA 2492 SQ FT - 231.6 SQ M
(EXCLUDING GARAGE & VOID)
GROUND FLOOR AREA 1432 SQ FT - 133.1 SQ M
FIRST FLOOR AREA 1060 SQ FT - 98.5 SQ M**

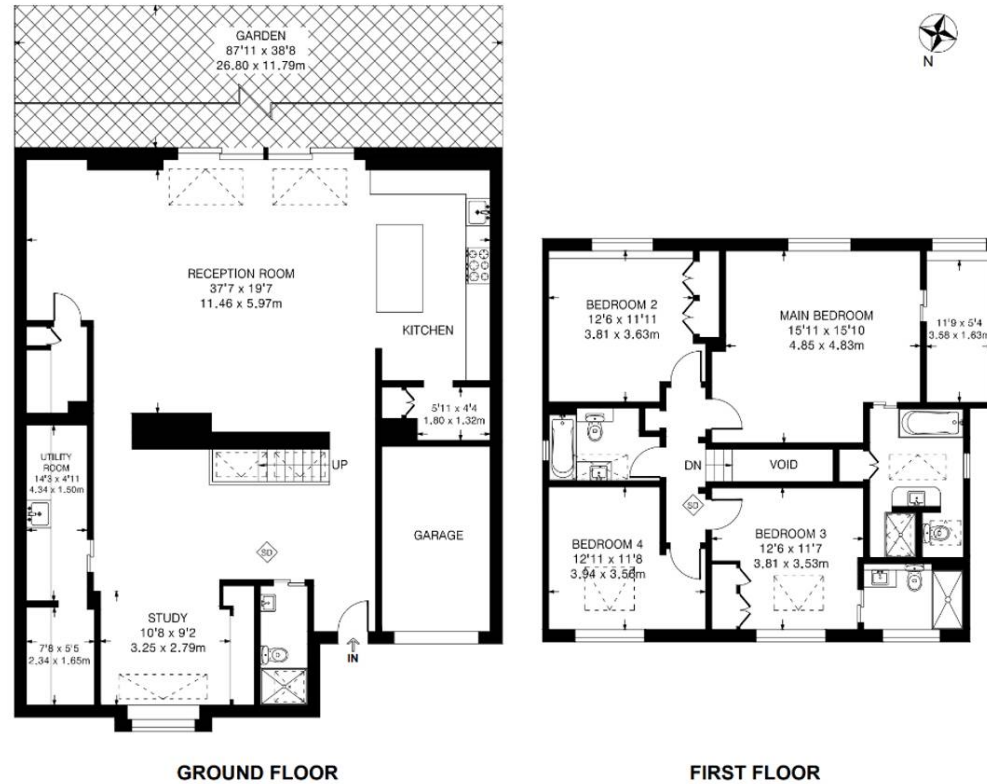


Illustration for identification purposes only, measurements are approximate, not to scale.

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