

THE MODERN HOUSE



*Surrey
Sold*

Selsdon

This wonderful three-bedroom house, designed by the architect Eric Mayne in 1965, can be found in a one acre plot in a spectacular countryside setting, yet can be reached from central London in under half an hour. It is an excellent example of Mid Century Modern architecture, featuring a butterfly roof, floor-to-ceiling glazing, exposed brick and wood panelling.

The detached house overlooks a large mature garden leading into the beautiful Kings Wood, a protected English woodland. It can be found on Beech Way, an unmade lane surrounded by farmland directly opposite the 350 acre Selsdon nature reserve.

Mayne designed the house to take maximum advantage of the secluded setting with the ground floor living areas set above the bedrooms, and with all rooms benefiting from unrestricted views into the valley. The natural woodland theme is further enhanced by the cedar cladding which covers the exterior walls. Full-height bespoke teak windows on both floors allow light to flood inside.

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The main reception room is on the ground floor. There is also a dining area, a kitchen / breakfast room and (at a slightly lower level) a second reception room that leads out onto a terrace on this floor. On the lower ground floor there are three bedrooms, a bathroom and large utility room. There is a short driveway and small garden at the front of the house. At the rear is an amazing garden with a pond and outstanding views, partly sloped, grassed and with mature trees leading into open woodland. The bottom of the garden leads into a large protected English woodland, Kings Wood.

It is worth noting that planning gain has been established at the property as permission was granted for an extension designed by Foster Lomas Architects in 2010. The permission has now lapsed but could potentially be renewed. Potential buyers should make their own enquiries about the potential renewal, however details of the scheme given permission in 2010 are available upon request.

The house was commissioned by Jean Newlove, a celebrated choreographer and the mother of Kirsty MacColl, the renowned singer and songwriter. This was the house that MacColl grew up in and is where she composed a number of songs.

Beech Way is one mile from the shops on Selsdon High Street, two miles from the village of Warlingham and close to all amenities yet totally secluded. Croydon High School, Croham Hurst, The Royal Russel and some highly rated state schools are all close by. Beech Way is a ten minute drive from East Croydon station where frequent trains travel into London Victoria and London Bridge in approximately 15 minutes and East Croydon to Gatwick in 20 minutes. There are a number of shops and supermarkets, including Waitrose, in Sanderstead, which is a five minute drive away. Junction 6 of the M25 is approximately 10 minutes drive to the south of Beech Way.

*South-East England
Sold*

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About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.