



▲ As a keen cook, Sam chose a galley layout in the kitchen to have everything to hand. Grey floor tiles from the Oxford Acero range at Porcelanosa complement the Odina cream high gloss units from Homebase

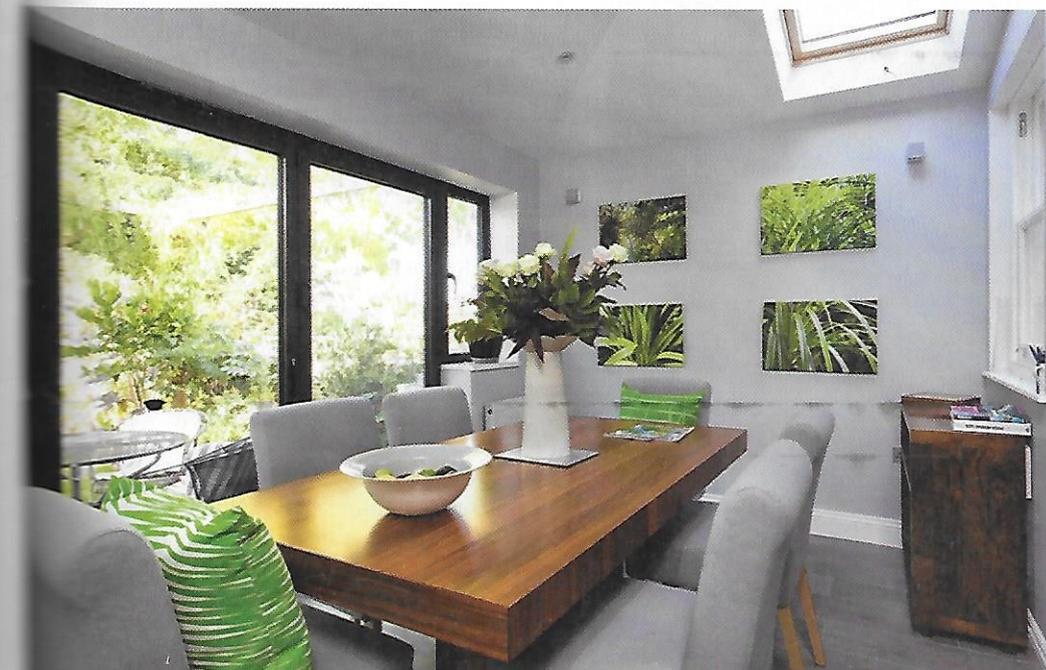
away, and is up-and-coming with small businesses moving in.'

Sam viewed the three-bedroom Victorian terrace house on an estate agent's open day. 'It was owned by musicians and the interior was bohemian and dated, with an overgrown garden, but the rooms and garden were good sizes,' he says. 'There was also an original, outside Victorian WC, a definite attraction!'

A building survey reported some subsidence in the distant past, 'which was nothing to worry about,' he explains. 'It just meant the lines were not true, so the windows were at funny angles and the kitchen ceiling was bowed.' After budgeting for work including a new roof, kitchen and bathroom, as well as building a rear extension to create a dining area off the kitchen, Sam picked up the keys

in July 2013, and set about tackling the necessities first. Hoping to have the work completed by Christmas he replaced the slate roof, upgraded the single-glazed sash windows to double glazing and began the process of finding an architect and structural engineer to draw up plans, obtaining planning permission, and engaging a builder. Soon he discovered not only was the project going to take longer, but it was also going to cost more money, than he had first envisaged. 'My dad, a retired builder, had warned me it would ▷

▼ The dining space in the new rear extension is perfect for entertaining. 'In the summer I pull back the bifold doors and guests can spill out onto the terrace,' says Sam. His veneer walnut table is from Calligaris, and the canvases are Sam's own pictures from a trip to New Zealand



COME ON IN...



THE HOME

A three-bedroom Victorian terraced house in south east London.

WHO LIVES HERE?

Sam Webster, who works in finance.

WHAT DID YOU LEARN FROM THE EXPERIENCE?

'Pay someone professional to manage the project if you can. I did it myself and wish I hadn't because I found it incredibly stressful, it was difficult working full-time and trying to keep on top of the building work.'

WOULD YOU LIKE TO CHANGE ANYTHING?

'I'd like the parts I painted myself to be redone by professionals because you can tell the areas which were done by proper tradesmen. For example, I painted the spindles on the stairs, it was the devil's job!'

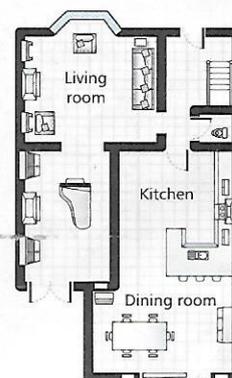
DESCRIBE YOUR STYLE?

'Traditional, masculine and practical.'

FIRST FLOOR



GROUND FLOOR



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