



POND HOUSE, LONDON SE21



POND HOUSE

A jewel in Dulwich's crown, Pond House was designed in 1759 by Sir Robert Taylor for John Tinkler and blends Grade II listed heritage with the amenities of modern life. Both opulent and stately inside and out, this former hunting lodge offers everything one would expect from an important country house. Exceptional original features, which have to be seen to be appreciated, include gold cornicing in the Drawing Room and exquisite mouldings in the dining room depicting Roman and Greek themes. Immaculately presented, these features reflect the superb upkeep seen throughout this important detached London house.















Dulwich is a unique village in London. Once a privately owned estate (dating back to 1605) its beauty and ambience are now protected by The Dulwich Estate, who control its development.

Offering a quality of life more akin to the country than London, the area includes Tudor, Georgian, Edwardian and Victorian houses and much green open space (Dulwich Park comprises approximately 30.58 hectares (76 acres) of wildlife and conservation areas as well as a boating lake, duck pond and tennis courts); and at the heart of Dulwich Village are its pretty shops and chic restaurants and cafés.

Highly regarded for its association with the arts, Dulwich Village is famous for the Dulwich Picture Gallery (founded 1811) the world's first purpose built public gallery.

The attraction of the state and private schools offered by Dulwich provides the rationale for its global reputation of educational excellence.

Dulwich College, perhaps one of the most successful independent schools in the country, is joined by James Allen's Girls School (JAGS), Alleyn's School (co-educational) and The Charter School (highly regarded state secondary).

Further, Dulwich Prep School (boys), Dulwich Village Infant School and Dulwich Hamlet Junior School have exceptional reputations.



The accommodation is arranged over five floors, with the second floors incorporating half landings.

LOWER GROUND FLOOR

Preparation kitchen/utility room, family room, entertainment room with heated wooden floor (we are advised that there is an excavated space beneath the wooden floor which was previously the location of an indoor swimming pool. Potential reinstatement is therefore a possibility, subject to the appropriate advice), office, wine cellar, storage, large garage (for at least 3 cars).

RAISED GROUND FLOOR

Entrance hall, drawing room, dining room, conservatory (designed by Norman Machin and completed in 1985), kitchen/breakfast room, shoe/boot room, guest cloakroom, pantry.

FIRST FLOOR

Stairs up to master bedroom suite including dual aspect, en suite Bathroom featuring Carrera marble, shower room, further bedroom/dressing room.

SECOND FLOOR

Two bedrooms, one with en suite balcony and large terrace (Sealoflex roofing system with guarantee), en suite bathroom with dual access. Stairs up to:- Two further bedrooms, family bathroom.

THIRD FLOOR

Two bedrooms with en suite shower room with dual access.

GARDEN AND GROUNDS

The 0.2 hectare (0.49 acres) garden extends to approximately 34.5 m (113 ft) and includes a glorious approximately 200 year old Cedar tree (with Tree Preservation Order), formal ornamental gardens with a listed Victorian steel bridge and irrigation system to much of the general planting. To the front of the house the double electric steel gates give onto an off street parking area for at least 2 cars.

TERMS

TENURE: Freehold

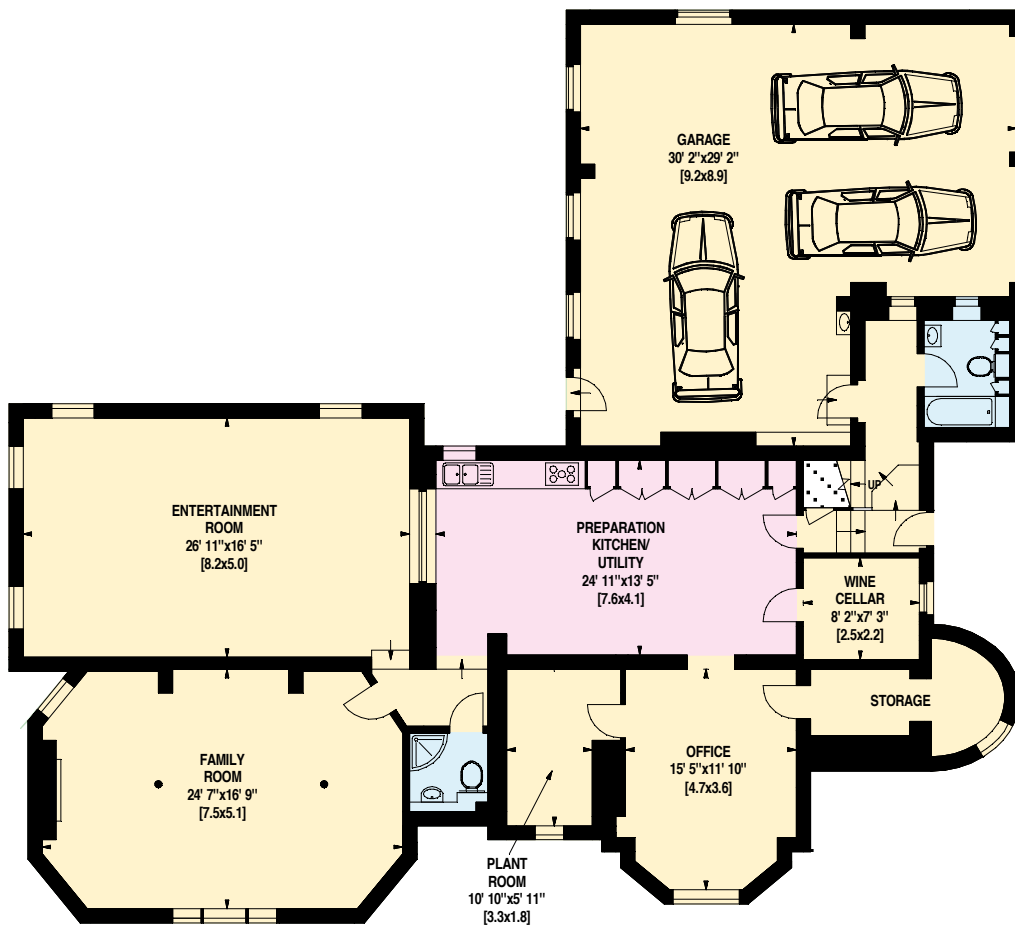
PRICE: Upon Application

LOCAL AUTHORITY: Southwark Council and Dulwich Estate Scheme of Management

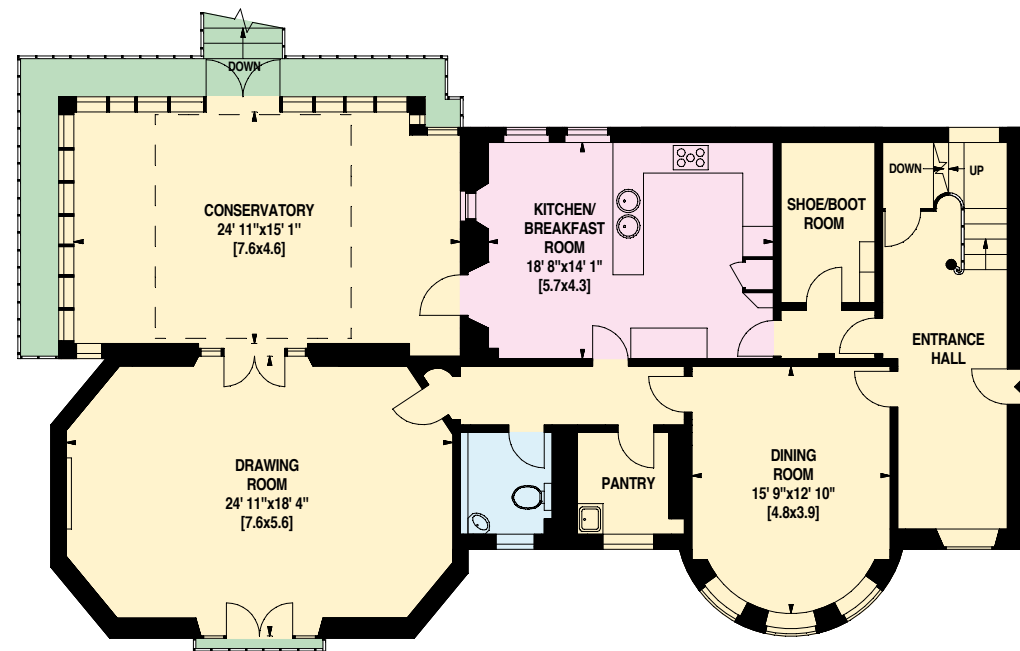
SITE PLAN



North Dulwich Station: 0.2km (0.1 miles). Trains to London Bridge in 14 minutes
Herne Hill Station: 1.4km (0.9 miles). Trains to London Victoria in 11 minutes



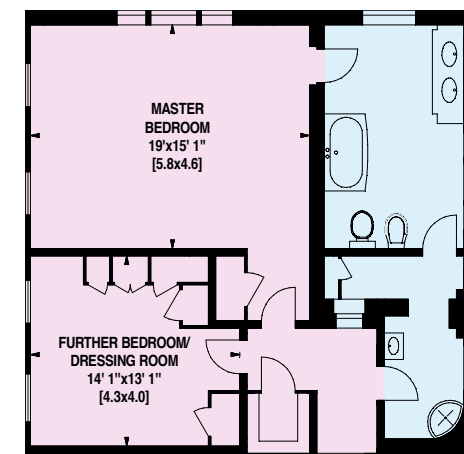
Lower Ground Floor



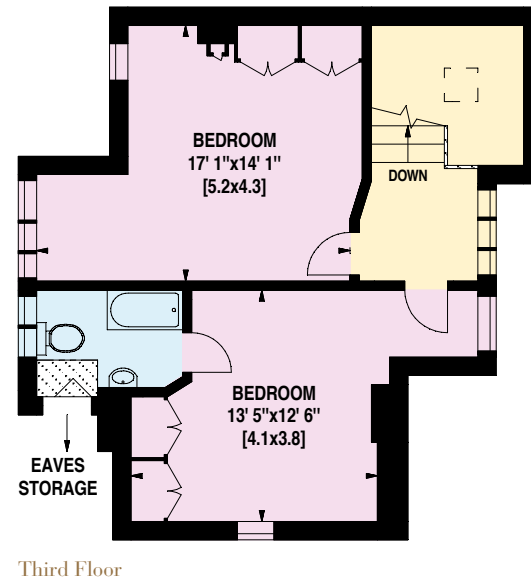
Raised Ground Floor



Floor	Approximate Gross Internal Area
Lower Ground	247 sq metres - 2,659 sq feet
Raised Ground	239 sq metres - 2,573 sq feet
First	79 sq metres - 851 sq feet
Second	122 sq metres - 1,313 sq feet
Third	49 sq metres - 527 sq feet
TOTAL	657 sq metres - 7,072 sq feet



First Floor





Important Notice

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