

# CALTON AVENUE

DULWICH VILLAGE • SE21









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***An outstanding double-fronted semi-detached family house offering an abundance of period features within generous and well-balanced proportions***

The spacious entrance hall on the ground floor leads in to a most impressive double drawing room with two fireplaces and which, at the garden end, features a beautiful picture window made in Burmese teak, designed by the architect who renovated the house and from whom the current owners purchased. The inner hall then gives on to the kitchen/breakfast room, featuring French doors to the rear garden as well as work tops and units which are also in Burmese teak. There is an ample utility room and a library/study that could also comfortably be configured as a charming reception room.

7 bedrooms • 2 bathrooms • Double reception room •  
Library/study • Kitchen/breakfast room • Utility room •  
Garden • Off street parking • Shed

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.







The first floor comprises four double bedrooms, one of which serves wonderfully as a first floor reception room in its current layout and overlooks the garden. There is also a spacious family bathroom. Two further double-bedrooms and a study/bedroom form the second floor accommodation, along with a further bathroom.

Outside, the house sits well within its land, offering a South-West facing rear garden, which is accessed from each of the drawing room, rear hall lobby and kitchen. In two areas, the rear garden has a flat lawned section, and a more wooded area, pleasant for sitting and entertaining. There is also a planted front garden off Calton Avenue with a good selection of flowers and shrubs and a generous and rare side garden. This can be enjoyed as outside space, but also offers the opportunity to contemplate a side-extension, subject to the necessary consents.

There is the huge benefit of off-street parking and an adjacent garden shed.





### Size

Gross internal area of 270 sq m (2,907 sq ft).

Additional eaves storage of 11 sq m (118 sq ft) and shed of 9 sq m (98 sq ft).

All areas are approximate.

### Location

Perfectly located for the highly regarded schools Dulwich affords, including The Charter School, Alleyns, Dulwich College and JAGS. This exceptional house also offers easy access to all the shopping, restaurants, amenities and transport facilities offered by both Dulwich Village and East Dulwich.

### Local Authority

Southwark Council and The Dulwich Estate Scheme of Management

### Guide Price

£2,750,000



**Alleyn's School:** under 0.1 miles

**James Allen's Girls' School:** 0.1 miles

**The Charter School:** 0.6 miles

**Dulwich College:** 1.1 miles



**North Dulwich Station:** 0.4 miles

**East Dulwich Station:** 0.6 miles



**Dulwich Park:** 0.6 miles



**Dulwich Picture Gallery:** 0.6 miles

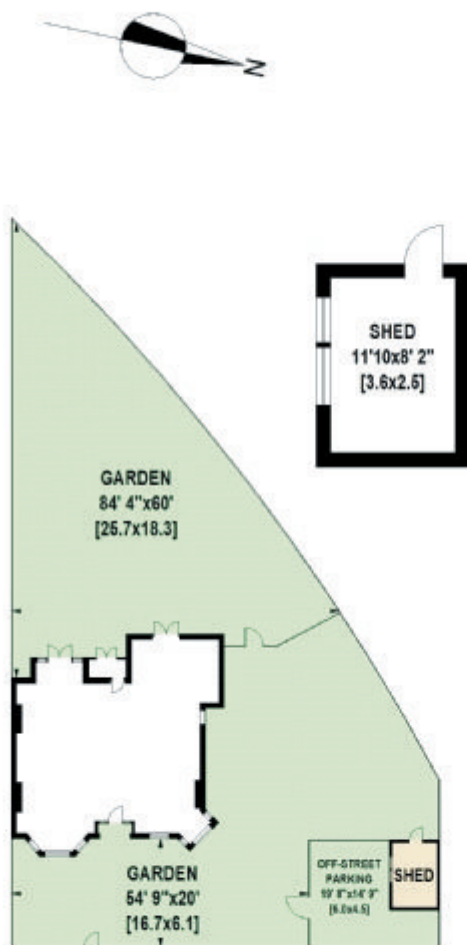
All distances are approximate.



**Approximate Gross Internal Floor Area**  
270 sq.m./2,907 sq.ft.

**Additional Eaves Storage of**  
**11 sq.m./118 sq.ft.**  
**and Shed of**  
**9 sq.m./98 sq.ft.**

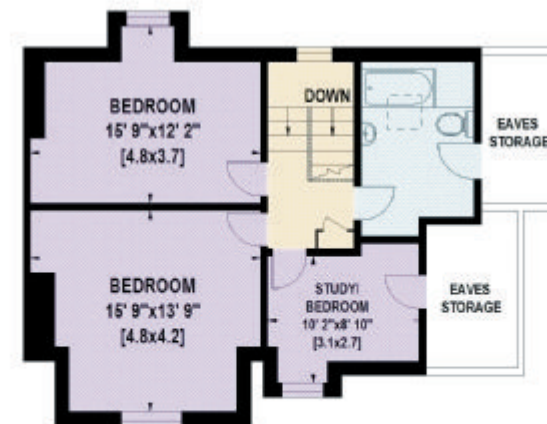
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Site Plan



Ground Floor



Second Floor



First Floor

