



Crescent Wood Road, Dulwich **SE26**





Description

A truly unique and wonderfully lateral detached house discreetly set back from the road and overlooking Dulwich Woods. This enchanting six bedroom home benefits from a carriage driveway, accessed through secure electric gates giving way to ample parking for multiple cars as well as a double garage and pump room.

The ground floor offers outstanding entertaining space with three generous reception rooms as well as a conservatory all of which open out directly on to the secluded terrace, swimming pool and lawn that extends to an expansive 164 ft.

Inside, the contemporary kitchen benefits from ample storage throughout, with an island being the focal point of the room, there is also a useful walk in pantry area and separate utility room. The ground floor is complete with a study which could be used as an additional reception space as well as two downstairs cloakrooms and an outside W.C. Stairs located next to the kitchen lead down to the basement which is currently configured as a wine cellar, gym and sauna.

Spread across the first floor are six well proportioned bedrooms including a principal suite which benefits from built in storage, an en suite shower room and enjoys views over the private garden overlooking Dulwich Woods. All bedrooms benefit from the use of two family bathrooms and a separate W.C. The first floor is also complete with a second study/home office. The substantial loft space is accessed via electric remote controlled stairs and the boarded area provides extensive storage space.

This magnificent home has been in the same ownership for the last 24 years and provides a rare and exciting opportunity for an incoming purchaser(s) to secure a rarely available, statement property on a sizeable plot complete with a swimming pool and off street parking.

Location

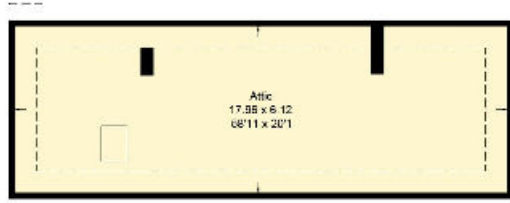
Dulwich offers a quality of life more akin to the country than London. At the heart of Dulwich Village are pretty independent shops, chic restaurants and coffee shops. Highly regarded for its association with the arts, Dulwich Village is famous for the Dulwich Picture Gallery as well as the beautiful open space of Dulwich Park.

Dulwich has a global reputation for the provision of educational excellence with Dulwich College, James Allen's Girls School (JAGS), Alleyn's School and Dulwich Prep London all nearby. All locations are approximate.









Attic



Second Floor

Guide Price £4,250,000

Approximate Gross Internal Area

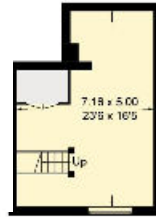
Basement = 31.5 sq m / 339 sq ft

Ground Floor = 222 sq m / 2389 sq ft

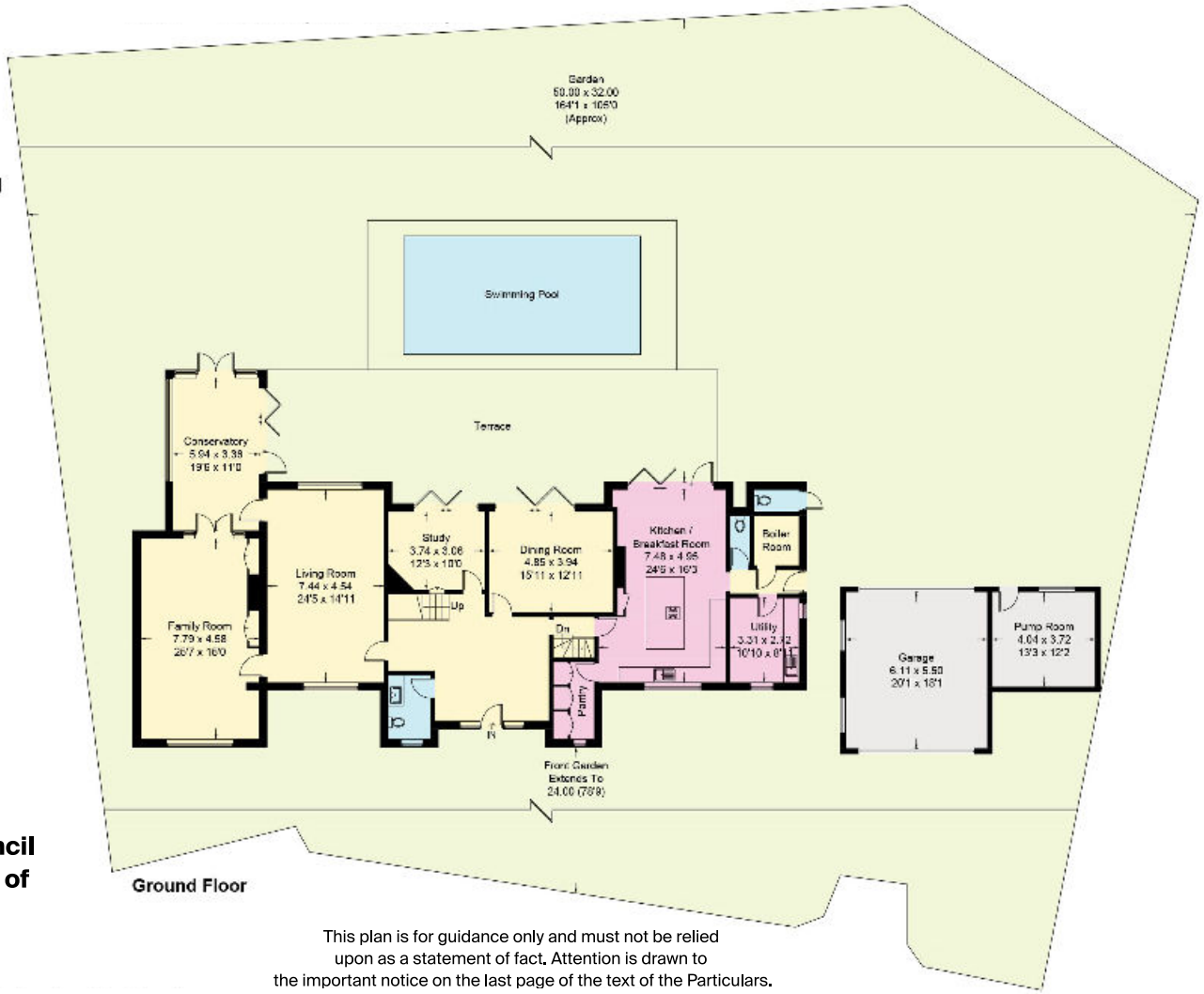
Second Floor = 159.9 sq m / 1721 sq ft

Garage / Pump Room = 49.1 sq m / 528 sq ft

Total = 462.5 sq m / 4977 sq ft



Basement



Ground Floor

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

Tenure: Freehold
Local Authority: Southwark Council
and the Dulwich Estate Scheme of
Management

Council Tax Band: H

EPC: D

We would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated June 2024. Photographs and videos dated June 2024.

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