



Village Way, Dulwich Village **SE21**





Description

Rarely available, this spacious four bedroom home offers the incoming buyer the chance to create their dream home.

Set on an exceptionally large plot, this unassuming and deceptively spacious property is reached via a private driveway, offering off-street parking for multiple cars.

Inside, the wide entrance hall laid with original parquet flooring acts as a central corridor with rooms on either side. On one side is a large bedroom with a feature brick fireplace, with a second bedroom beyond. To the other side is a study and family bathroom as well as a kitchen with adjoining dining/breakfast room. To the rear of the property is an enormous reception room that spans the width of the property and opens on to the incredibly large 144 ft secluded garden. This space is dramatic in its unexpectedly generous proportions and really must be seen to be appreciated.

Upstairs is reached via a staircase rising directly from the reception room. There is a large vaulted bedroom to the rear with a separate dressing area and family bathroom.

A second bedroom and generous eave storage completes this floor.

Location

Village Way is ideally situated for both train and bus connections. North Dulwich rail station (0.2 miles) offers Southern services to London Bridge and Herne Hill rail station (0.5 miles) offers Southeastern services to London Victoria and Thameslink services to London Blackfriars, Farringdon, St. Pancras International and Luton Airport.

Local schools are excellent: Dulwich Village Infant Primary School, Dulwich Hamlet Junior School, Judith Kerr Primary School and The Charter School are all nearby as are many world renowned independent schools including Dulwich College, Alleyn's School and James Allen's Girls' School.

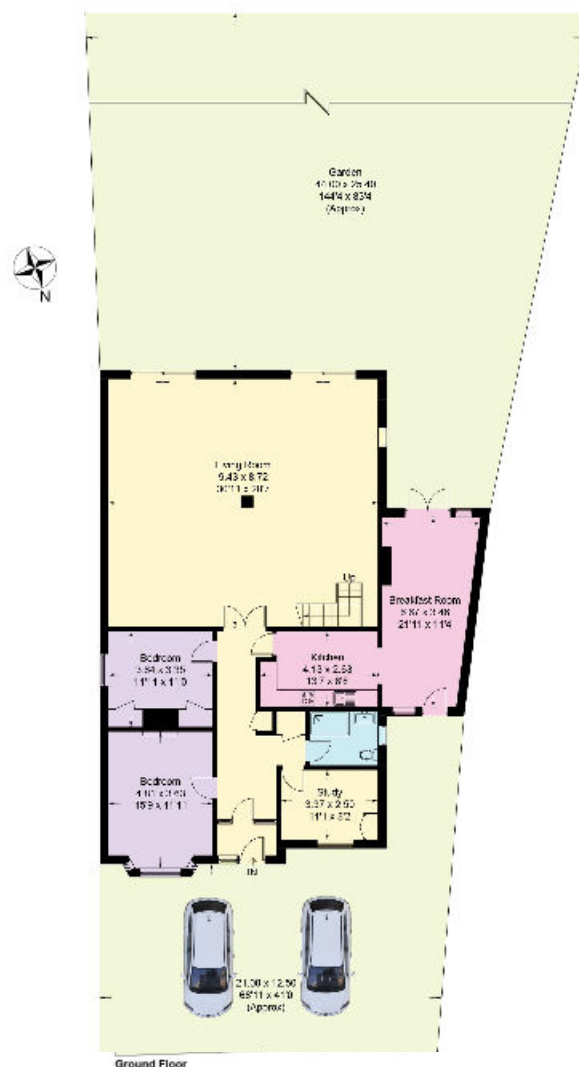
The many amenities of Dulwich Village, Herne Hill and East Dulwich are nearby with their range of boutique shops, cafes and restaurants, as are Dulwich Park, Brockwell Park and the Dulwich Picture Gallery. All distances are approximate.

Tenure: Freehold

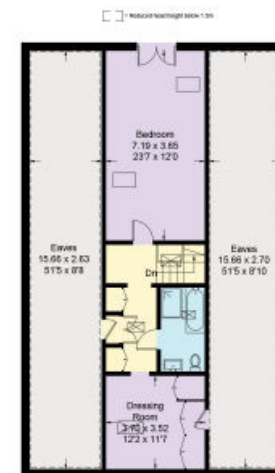
EPC: D Council Tax Band: F

Local Authority: Southwark Council and The Dulwich Estate Scheme of Management





Ground Floor



First Floor

Approximate Gross Internal Area = 241.9 sq m / 2604 sq ft
Reduced headroom / Eaves = 85.3 sq m / 918 sq ft
Total = 327.2 sq m / 3522 sq ft

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.

Guide Price £2,000,000

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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 November 2024. Photographs and videos dated November 2024.

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