



Great Brownings, SE21 | O.I.R.O £1,150,000

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In General

- A wonderful four-bedroom detached house
- Unique and much sought after location surrounded by Dulwich Woods.
- Four bedrooms, two bathrooms (one en-suite)
- Spacious reception room open-plan to office/study
- Kitchen/dining room, ground floor WC , cloakroom
- Bright and spacious double height galleried entrance hall
- Attractive and private gardens to the front and rear
- Garage situated en-bloc
- Beautifully presented throughout

In Detail

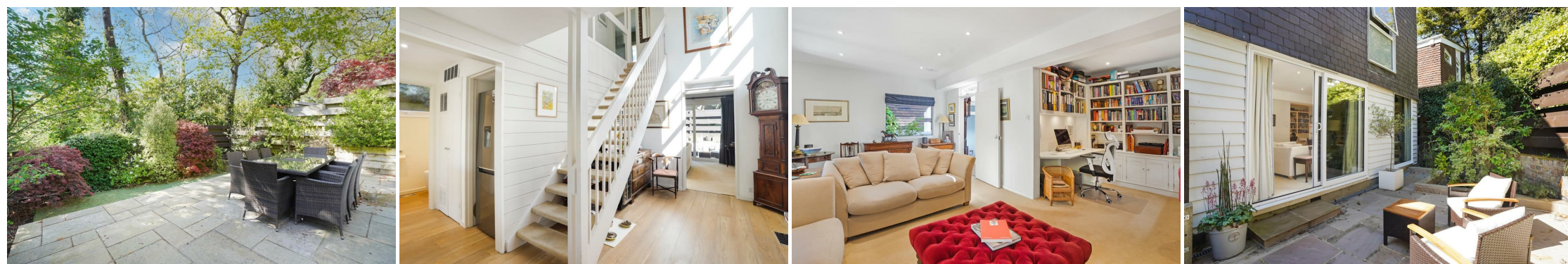
A wonderful four-bedroom detached house in Great Brownings, a beautifully landscaped estate designed in 1966 by Malcolm Pringle of Austin Vernon and Partners. The property is surrounded by Dulwich and Sydenham Woods, which are a wildlife nature reserve.

This light and spacious property occupies an excellent position within the development, where the sun bathes the rooms in natural light and the location provides lovely views of the surrounding woodland. The accommodation comprises on the ground floor a bright and spacious double height galleried entrance hall, kitchen/dining room (with fitted cupboards in the dining area), ground floor WC, and a spacious reception room open-plan to an office/study area. To the first floor there is master bedroom with en-suite bathroom, 3 further bedrooms (all with fitted cupboards) and a second bathroom. To the rear there is a lovely private garden with views over the woodland. To the front there is also a private enclosed patio garden. There is a single garage situated en-bloc.

Dulwich Village is easily accessible with numerous boutiques, cafes and restaurants. The popular Dulwich Park, Belair Park and Dulwich Picture Gallery and Dulwich Golf Club are close-by. The property is also well placed for OFSTED 'outstanding' primary and secondary state schools as well the renowned independent schools including James Allens Girls School, Alleyns School, Dulwich College, DUCKS and Dulwich Prep. Great Brownings is a short walk on a footpath to Sydenham Hill station with services to London Victoria and Blackfriars.

Early viewing of this outstanding property is advised.

EPC: D | Council Tax Band: G



Floorplan

Great Brownings, SE21

Total* = 122.7 sq. m / 1320.4 sq. ft
 First Floor = 57.8 sq. m / 622.2 sq. ft
 Ground Floor = 64.9 sq. m / 698.2 sq. ft
 ☐ = Reduced head room below 1.5m



*All measurements are approximate and do not include eaves space. The plans are for representation purposes only as defined by RICS - 'Code of Measurement Practice'. The plans are not to scale. Please personally check all sizes, dimensions, shapes and compass bearings before making any decisions reliant upon them. Copyright The Pedder Group © 2026.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			
81-101) B			
69-80) C			
55-68) D		63	75
39-54) E			
21-38) F			
1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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