



THE WOODS EDITION

Fountain Drive SE19



THE WOODS EDITION FOUNTAIN DRIVE

The Woods Edition is an impressive new build, gated development of 4/5 bedroom, 5 bathroom townhouses created by an award-winning local design team and developer, Craftworks Limited.



Local Authority: London Borough of Southwark & The Dulwich Estate Scheme of Management

Council Tax band: TBC

Tenure: Freehold

Guide Price: £2,750,000



DESIGN-LED LIVING & FLEXIBILITY

Combining highly sustainable materials with striking loft-style architecture, this exceptional 3,028 sq ft residence is arranged across four beautifully designed levels, offering an impressive blend of contemporary design, flexible living space and outstanding lifestyle amenities. Highlights include a private gym, home office, library, garage, and beautifully landscaped private garden.

Accessed via a secure communal courtyard, the ground floor has been thoughtfully configured for modern living. This level comprises a generous home office, utility room, guest WC and shower room, together with a substantial multipurpose room opening directly onto a rear courtyard. Equally suited as a gym, media room, guest suite or wellness space, this highly adaptable room provides exceptional flexibility.









LIGHT-FILLED LIVING & ENTERTAINING

Upstairs, the garden level forms the heart of the home, centred around an impressive kitchen and dining room designed for both everyday family life and effortless entertaining. A dramatic double-height void floods the space with natural light, creating a wonderful sense of scale and architectural interest. The accommodation flows seamlessly through an elegant library into the principal reception room, where expansive floor-to-ceiling glazing frames far-reaching views and creates a strong connection with the surrounding landscape.

The upper floors provide four generously proportioned bedrooms, each thoughtfully designed with bespoke storage and served by four beautifully appointed bathrooms. The top floor also benefits from an additional flexible room, ideal as a playroom, study, family room or occasional guest accommodation, adapting effortlessly to the needs of a growing family.







EXCEPTIONAL OUTDOOR SPACE

Externally, the property enjoys a beautifully landscaped rear and side garden, providing a private setting for outdoor dining and relaxation. A secure shared courtyard to the front and a private single garage further enhance the practicality of this remarkable home.

Combining bold contemporary architecture, thoughtfully curated interiors and outstanding family accommodation, this exceptional residence presents a rare opportunity to enjoy sophisticated woodland-inspired living in one of South London's most desirable and characterful settings.





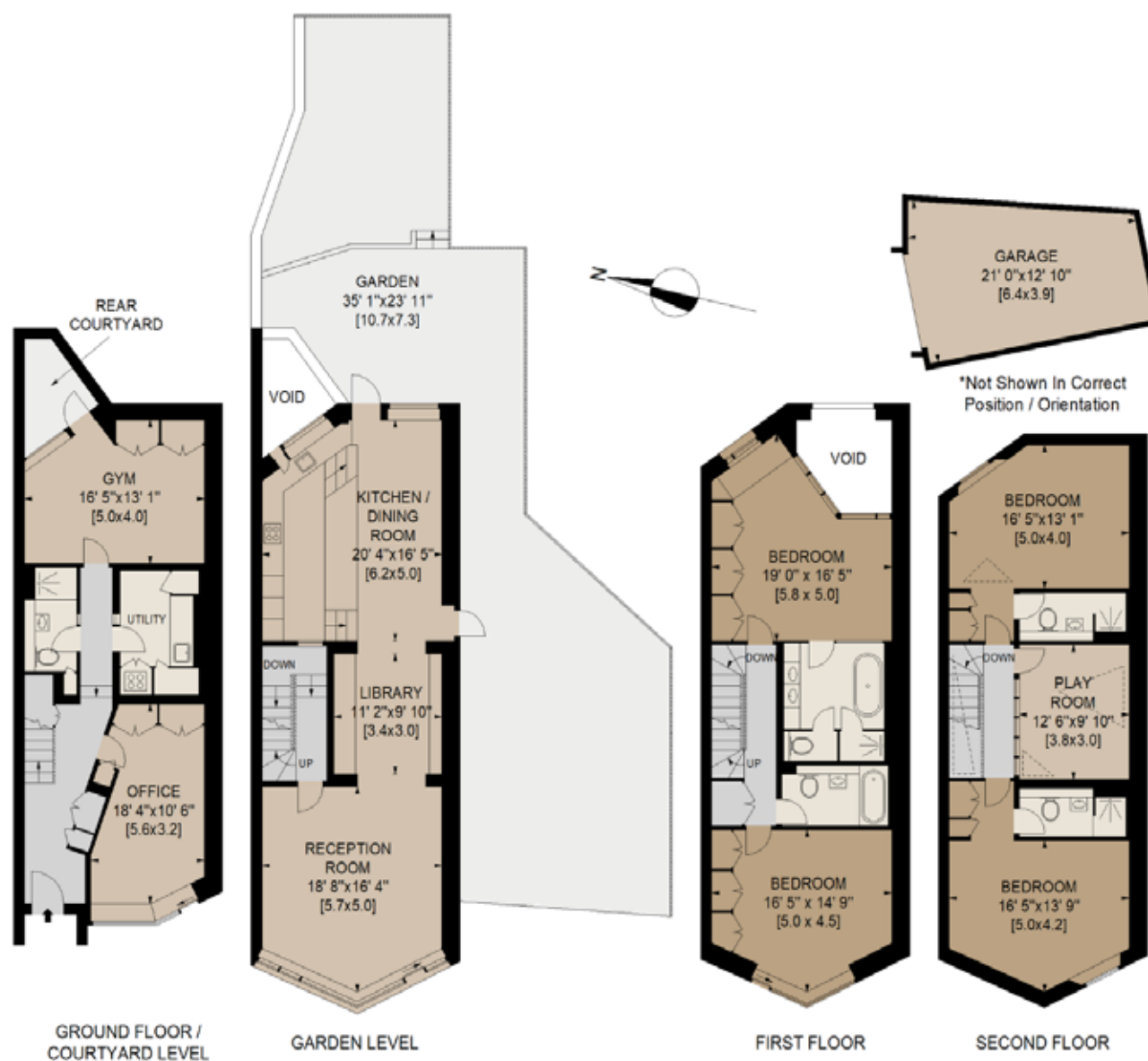
THE LOCAL AREA

Located close to Dulwich and Sydenham Woods just off College Road, the property is conveniently located for Dulwich, Crystal Palace and Sydenham. Green space is all around with Dulwich and Sydenham Woods, Crystal Palace Park, Dulwich and Belair Parks close by as well as the Green Chain Walk linking to the Horniman Gardens and beyond. Transport links are also excellent with Sydenham Hill Station (0.4 miles) providing direct services to London Victoria as well as morning and evening services to London Blackfriars. Crystal Palace station (0.9 miles) also provides access to London Bridge as well as the London Overground network. World renowned independent schools are close at hand including Dulwich College, Dulwich Prep & Senior, Sydenham & Dulwich High School. State options are also excellent including the highly regarded Dulwich Wood Primary School and Kingsdale Foundation School. All distances are approximate.









Approximate Gross Internal Area = 281.3 sq m / 3028 sq ft (Excluding Garage)
 Garage = 24.1 sq m / 259 sq ft (Excluding Void)
 Inclusive Total Area = 305.4 sq m / 3287 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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