



**HARVEY &
WHEELER**
ESTABLISHED 1855

OAKFIELD
43 & 45 COLLEGE ROAD
DULWICH SE21 7BA



An architecturally important Georgian c.1721, Grade II listed residence, Oakfield: inclusive of a mansion and coach house on College Road. Diagonally opposite Dulwich College and set back from the road, a large carriage drive allows access via a secure electronic gate to the front where there is a gravelled horseshoe driveway for access to the front entrance of Oakfield, garages, and garden room.

The properties have an approximate gross internal area of 8,697 sq ft (808 sq m) including the garden room, garages and gym. The mansion is 5,762 sq ft (535 sq m) inclusive of the annexe, the coach house has a gross internal area of approximately 1,974 sq ft (183.4 sq m), and the two garages with a central garden room provides an extra gross internal area of approximately 666 sq ft (62 sq m).

The mansion is arranged over three floors, is particularly spacious with well-proportioned rooms, and laid out to accommodate both entertaining and family life. Floor to ceiling windows contribute to excellent natural light throughout. On the first floor are two master bedrooms with dressing rooms and en suite bathrooms, both with walk in showers. On the second floor are three bedrooms one with and en suite, and a family bathroom. All bathrooms have under floor heating, double wash basins and WCs.

A self-contained annexe with its own entrance is situated on the ground floor with a large reception or bedroom, and separate shower room with wash basin and WC suitable for several uses: relatives, staff accommodation, cinema room, or possibly an indoor pool complex subject to any necessary consents.

The coach house has access via a driveway from College Road, though the mansion, or around the gardens. An expansive reception room 32'3 x 16'10 (9.82 x 5.12m) with two doors opens onto the landscaped garden. The kitchen is complete with a middle island and sliding doors opening onto the garden, and the entrance hall with skylight gives access to the utility room, separate WC and plant room. On the first floor there is the principal bedroom with fitted wardrobes and an en suite bathroom with a free-standing bath and walk-in shower. There is a further double bedroom, shower room, and an office on the same floor.

The gardens are all mostly laid to lawn near the mansion and landscaped near the coach house, both have separate on-site parking and entrances but can also be accessed via one another.

Close to Dulwich Village, the property is particularly well placed for all the amenities of Dulwich as well as Dulwich's excellent state and independent schools. The nearest stations are West Dulwich (Victoria, Blackfriars) and North Dulwich (London Bridge and two stops to Peckham Rye for the Overground and Docklands).

£7,700,000

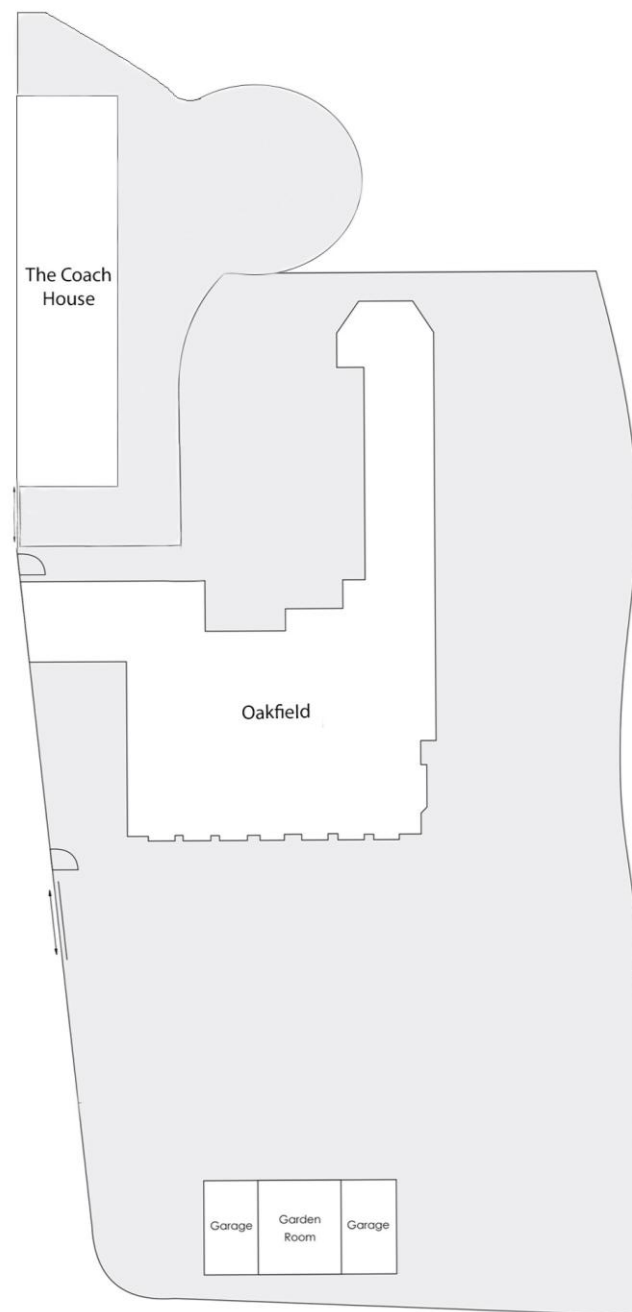


SITE PLAN & ACCOMMODATION



Oakfield

- 3 Reception rooms**
- Open plan kitchen**
- 5 Bedrooms**
- 4 Bathrooms (3 en suites)**
- 2 Dressing rooms**
- Ground floor WC**
- Plant/boot room/gym**
- Self contained annexe with bathroom**
- Garden room and two garages**
- Large landscaped garden**
- High-level security**
- Gated carriage driveway**



The Coach House

- Expansive reception room**
- Open plan kitchen**
- 3 Bedrooms**
- 2 Bathrooms (1 en suite)**
- Utility room**
- Ground floor WC**
- Garden room: gym & storage room**
- Landscaped garden**
- Private gated off-street parking**
- Large landscaped garden**
- High-level security**
- Gated off-street parking**



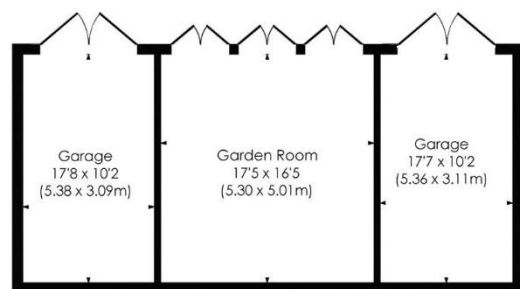
OAKFIELD

COLLEGE ROAD, SE21

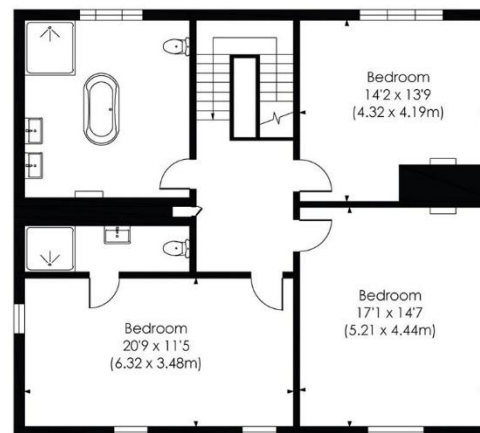
Approx. Gross Internal Floor Area

5762 Sq. ft/535.32 Sq. m

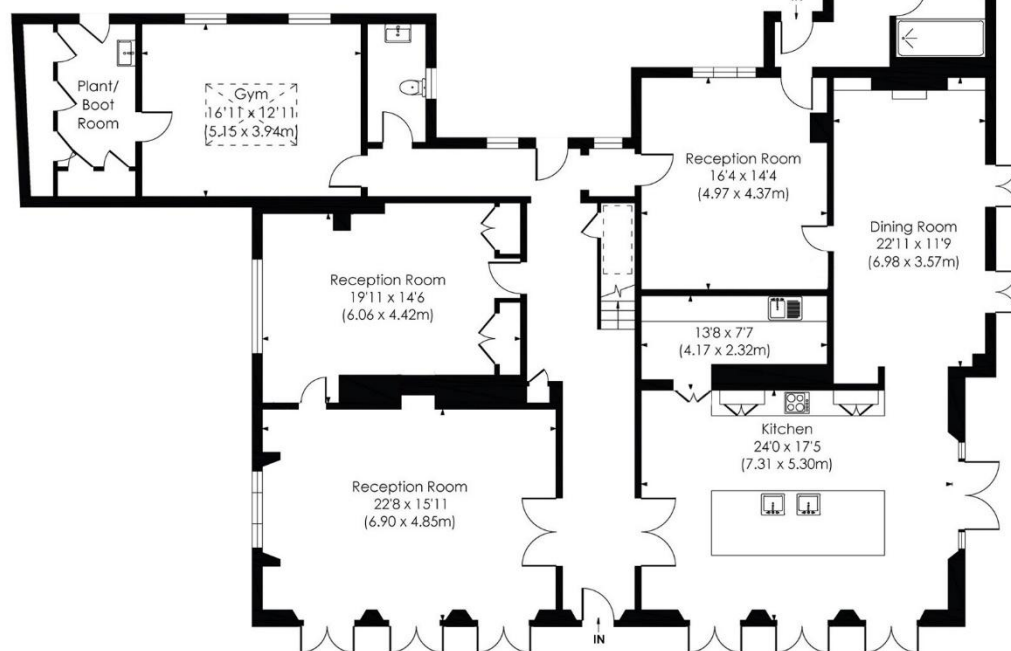
666 Sq. ft/61.92 Sq. m (Outbuilding)



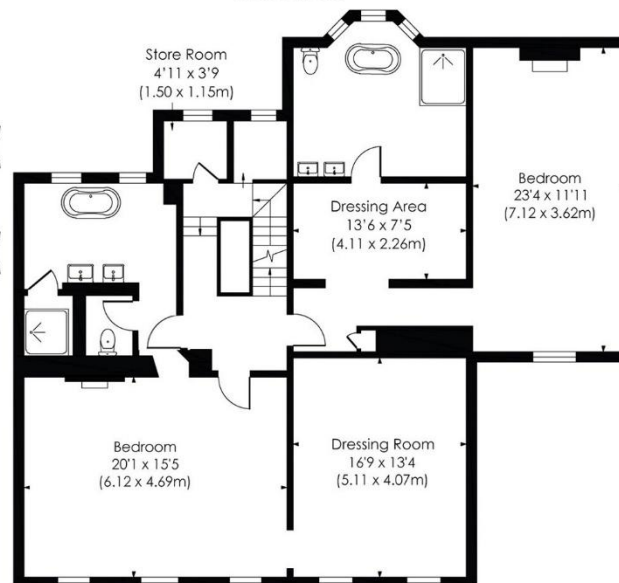
GROUND FLOOR



SECOND FLOOR



GROUND FLOOR



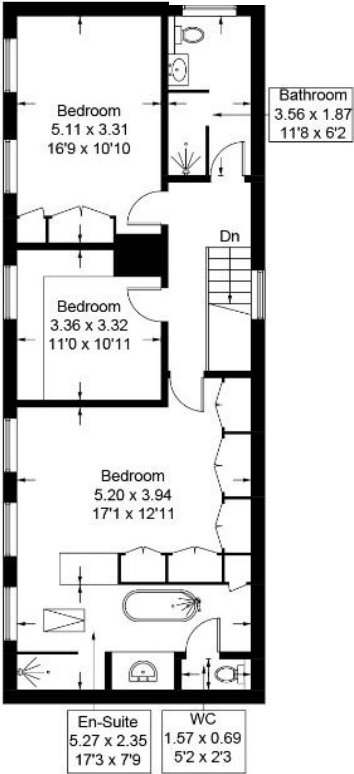
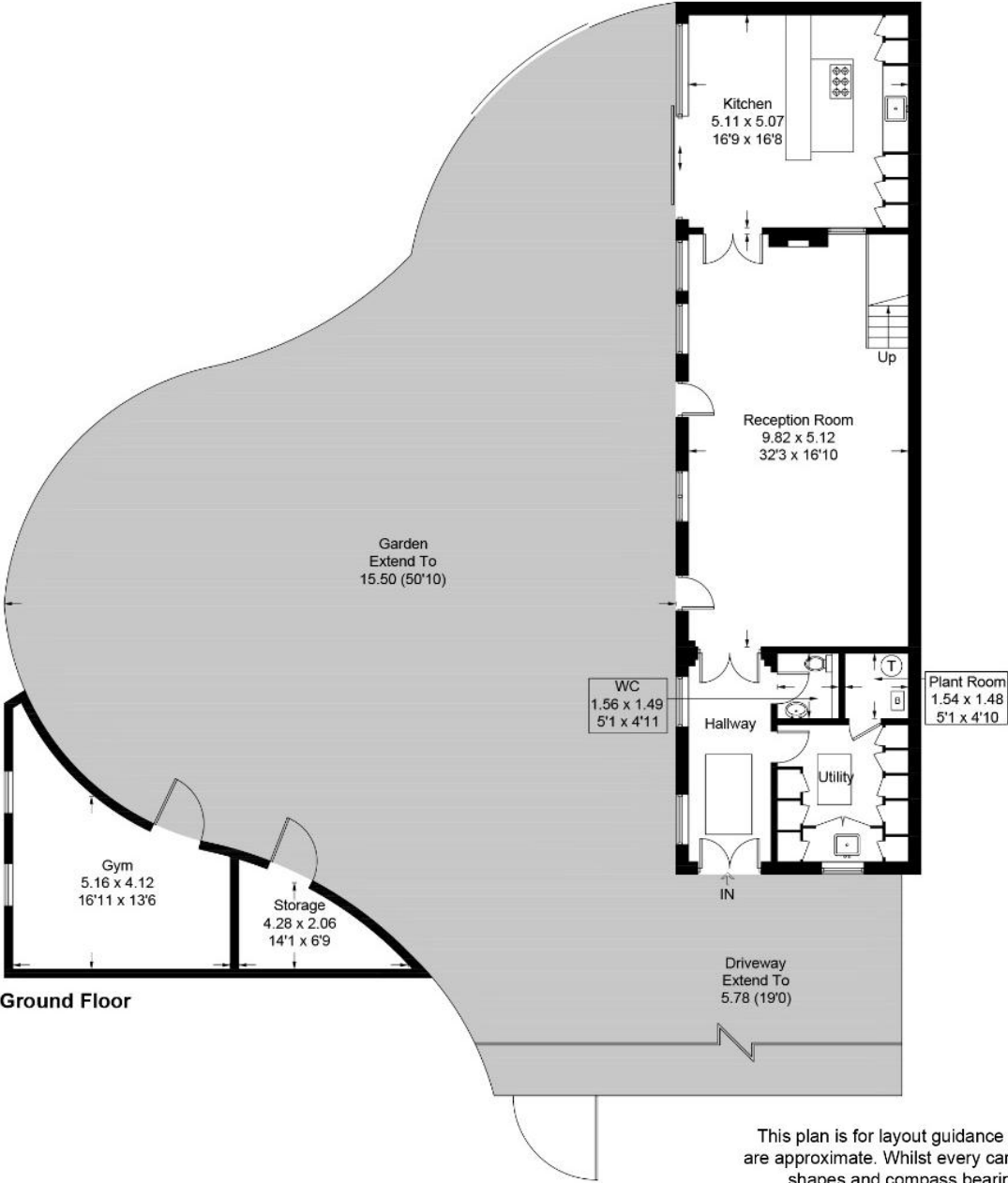
FIRST FLOOR

This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

THE COACH HOUSE

College Road, SE21

Approximate Gross Internal Area = 183.4 sq m / 1974 sq ft
Gym & Storage = 27.4 sq m / 295 sq ft
Total = 210.8 sq m / 2269 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. (ID1173017)

Viewing is recommended, but strictly by appointment with Sole Agents

harveywheeler.com

Prospective purchasers are reminded that, whilst these details are believed to be correct, if there is any point of particular importance, we would be pleased to check the information prior to viewing, particularly when travelling some distance to view.

MISREPRESENTATION ACT 1967

These particulars do not constitute any part of an offer or contract. Neither the vendors nor their agents nor any person in their employ, bind themselves in any way, nor are warranties given in respect of any statements contained in these particulars. Intending purchasers must verify all statements by inspection or otherwise.

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