Knight Frank



DOVERCOURT ROAD

Dulwich Village SE22



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SE22

Handsome Edwardian proportions, original period detailing and a mature 65 ft garden combine to create a wonderful family home with significant potential.



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

Council Tax band: G

Tenure: Freehold

Guide Price: £1,650,000



PERIOD ELEGANCE & WELL-BALANCED FAMILY LIVINGS

This handsome Edwardian family home provides approximately 1,582 sq ft of well-balanced accommodation arranged over two floors, retaining a wealth of period charm while offering excellent scope for refurbishment and enhancement. The house is further complemented by off-street parking, a particularly valuable feature for a family home.

The property is approached through a welcoming entrance hall leading to a series of elegant reception rooms, all benefiting from high ceilings, large bay windows and attractive original detailing. A spacious bay-fronted reception room provides an excellent formal entertaining space, while the rear sitting room opens directly onto the garden, creating a wonderful connection between the house and its outdoor surroundings. A separate dining room sits adjacent to the kitchen, offering flexibility for modern family living.









ELEGANT BEDROOM SUITES & A PRIVATE GARDEN RETREAT

Upstairs, the house provides four bedrooms and a family bathroom. The principal bedroom is particularly impressive, featuring a wide bay window and generous proportions, while the remaining bedrooms are well-served by the spacious layout.

To the rear lies a delightful mature garden extending to approximately 65 ft, richly planted with established trees, shrubs and seasonal planting, providing a private and peaceful setting. A stone terrace immediately behind the house offers an ideal space for outdoor dining and entertaining.







A RARE OPPORTUNITY IN THE HEART OF DULWICH VILLAGE

Rarely available in such original condition, this is a superb opportunity to acquire a characterful Edwardian home with exceptional potential to create a bespoke family residence.

Dovercourt Road is a sought-after residential street in Dulwich Village, offering a peaceful setting with excellent access to the vibrant amenities of Lordship Lane, including independent cafés, restaurants and boutiques. Dovercourt Road enjoys a location just a stone's throw from Dulwich Park.





THE LOCAL AREA

Dovercourt Road is a sought-after residential street in Dulwich Village, offering a peaceful setting with excellent access to the vibrant amenities of Lordship Lane, including independent cafés, restaurants and boutiques. Dovercourt Road enjoys a location just a stone's throw from Dulwich Park.

The area is particularly popular with families, benefiting from a range of excellent state and independent schools. Dulwich Village Infants' School and Dulwich Hamlet Junior School, alongside other well-regarded local state options. There are also several prestigious independent schools nearby, including James Allen's Girls' School, Alleyn's School and Dulwich College. Transport links are excellent, with North Dulwich and East Dulwich stations offering regular services into central London, complemented by good bus connections to the bustling Lordship Lane.









Approximate Gross Internal Area = 1582 sq ft / 147.0 sq m
Loft = 526 sq ft / 48.9 sq m
Inclusive Total Area= 2108 sq ft / 195.9 sq m

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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