

Great Spilmans, SE22 | £1,400,000

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In General

- A beautifully presented detached home, remodelled to an exceptional standard
- Flexible accommodation with potential for a self-contained ground-floor suite.
- Four bedrooms
- Two bathrooms
- An impressive 18' x 26' open-plan family room and bespoke contemporary kitchen
- Further reception room
- Outside - secluded south facing garden and a private driveway for parking
- Convenient for Dulwich College, Alleyn's, JAGS, Dulwich Village Infants, Dulwich Hamlet and The Charter Schools.
- Beautifully presented throughout
- Central location close to transport links

In Detail

Quietly positioned on a sought-after private road, this distinctive Mid-Century Modern home combines architectural character with contemporary design and practical family living.

On the ground floor a generous reception hall features integrated storage and concealed utility cupboards with plumbing for a washing machine and tumble dryer. The impressive 18' x 26' open-plan family room and bespoke kitchen with feature skylight form the heart of the home. Floor-to-ceiling Velfac windows slide open to connect the living space seamlessly with the garden, flooding the room with natural light. A second reception room offers flexibility as a sitting room, snug or playroom. A fourth bedroom or home office and family bathroom complete the floor. With the addition of a single door, this area could easily be separated to create a private, self-contained suite. On the first floor three bright, well-proportioned bedrooms are served by a contemporary family bathroom. Outside a private driveway provides off-street parking, while the secluded, south-facing rear garden offers a peaceful setting for relaxing and entertaining.

Great Spilmans is ideally placed for Dulwich Village, East Dulwich and Herne Hill and the property enjoys easy access to a variety of independent shops, cafés, restaurants and everyday amenities. Dulwich Park, Dulwich and Sydenham Woods, and Brockwell Park are all within easy reach. The area is renowned for its excellent schools all within close proximity. North Dulwich provides rail links to London Bridge while Herne Hill offers services to London Victoria, Blackfriars and destinations across the Thameslink network.

EPC: D | Council Tax Band: F



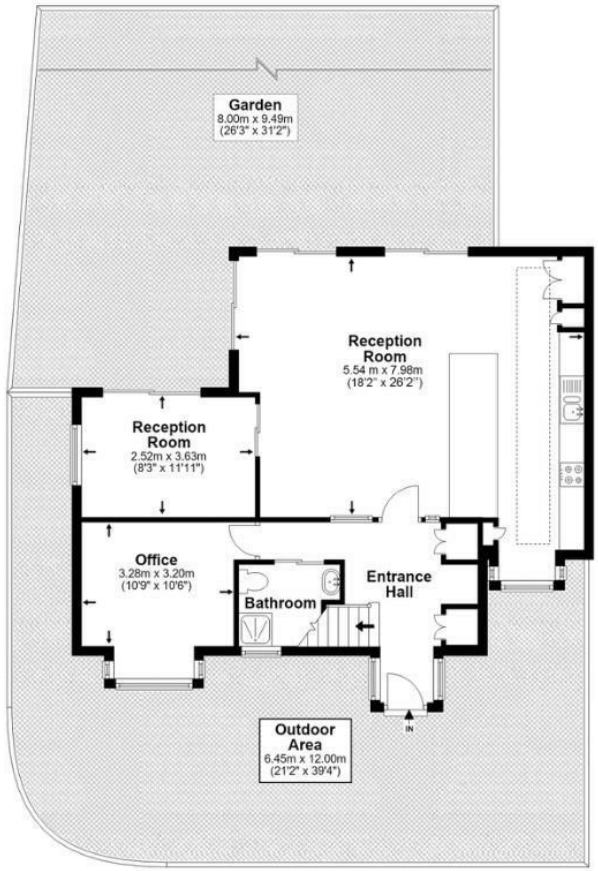



Floorplan

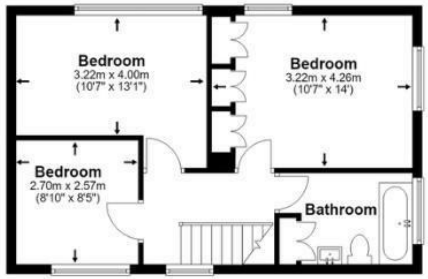
Great Spilmans, SE22
Total* = 118.7 sq. m / 1277.8 sq. ft
First Floor = 43.7 sq. m / 470.7 sq. ft
Ground Floor = 75.0 sq. m / 807.1 sq. ft

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Ground Floor

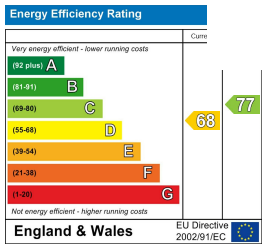


First Floor





*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.



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