

33, Dunoon Road, SE23 3TD · 4 bedroom House

£1,600,000



ALPS Estates Ltd trading as Pickwick Estates

47 Honor Oak Park, Honor Oak, London SE23 1EA · 020 3397 1166

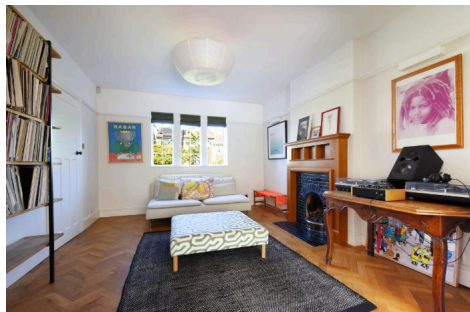
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Property description



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EXCHANGED CONTRACTS! A unique opportunity to purchase this very rare DETACHED Arts and Crafts style, four/five double bedroom, two-bathroom family home.

This characterful house has been extended and finished to a high standard throughout, with a fantastic ground floor footprint, incorporating a lovely kitchen dining room, a utility room and 3 further reception rooms.

The house sits proudly on an enormous plot of land, almost a quarter of an acre! Off street parking for two cars and a huge beautifully manicured 145ft (44.20m) SOUTH FACING rear garden!

This distinctive family home boasts plenty of living space, totalling 1774 sq ft (164.8 sqm) of internal floor space, most of which is on the ground floor and plenty of character and charm throughout.

Dunoon Road is one of SE23's premier residential streets that is very quiet, with a lovely local community very close to Honor Oak Park station and Fairlawn Primary School. Upon approach its difficult not to be impressed by the charming, characterful façade this house offers with dark exposed brickwork, double glazed Crittall style windows have been fitted throughout to stay in keeping with the original style of the property.

The house sits a good 40ft (12m) back from the street protected by a large front garden with a path down the middle and a manicured lawn to one side featuring a mature Magnolia tree. To the other side of the path is a driveway offering plenty of space for two cars. The whole front garden is surrounded by borders of mature hedges set behind wooden fences. There is also gated side return access to the back of the house where there is a large workshop shed and a bike store.

A couple of steps lead to a front porch and the entrance to this grand house. Upon entry there is wide entrance hall with beautiful solid wood parquet flooring that runs seamlessly through most of the ground floor and into the kitchen dining room at the rear.

At the front of the house there are reception rooms either side of the house. The one to the right is a versatile reception room that could be used as a ground floor bedroom or study. It has a beautiful working fireplace with an ornate wood surround, carpeted flooring and dual aspect windows offering plenty of natural light.

To the other side of the house is a double reception room that runs front to back, the floors are clad in beautiful solid wood parquet with underfloor heating that runs all the way through to the kitchen dining room. The front part of this room is a cosy lounge area that has a mirroring gas fireplace to the reception room on the other side of the house and three Crittall style double glazed windows overlook the front garden. The rear part of this reception room is dominated by the charming floor to ceiling Crittall French doors that frame the rear garden beautifully. A doorway to the side of the room leads through to the kitchen



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dining room.

The kitchen dining room to the rear of the house is a charming, family functional, entertaining space. The stunning DeVol kitchen was fitted only 3 years ago, it wraps around one side of the room offering plenty of beautifully crafted units with integrated appliances, sympathetically fitted in a classic Shaker style with a Caesarstone worktop. A large double butler sink has an integrated Franke water filter and sits beneath a wide window that overlooks the garden. French patio doors offer lovely views and direct access to the garden.

The garden is the star of the show and is nothing short of spectacular, 145ft (44.20m) and (12m) wide!. Closest to the house is a wide sandstone patio area, perfect for outdoor entertaining in the summer months. Beyond this is an enormous lawn bordered either side by beds full of mature plants, shrubs and trees. The garden extends even further to a vegetable plot and woodland area which has been deliberately left a little wild and low maintenance. There is a kids treehouse and shed back here, this area is an amazing wilderness for kids to run wild and explore. The garden is relatively low maintenance for it's size as all of the plants are perennial and come back every year. Closest tree to the house is a cherry blossom, and the tree overhanging the lawn is a plum tree that gives tons of plums in summer.

Back in the house, there is also a very handy Utility room and guest toilet, tucked away to the side of the house, where there is space for the washing machine and drier. There is also a guest toilet next to a patio door that leads to the side return.

Upstairs on the first floor are two good size double bedrooms that are equivalent in size and located either side of the house. Both have carpeted flooring, stylish column radiators and dual aspect Crittall windows offering pleasant views.

The bedroom which has a fitted wardrobe sits directly next to a very luxurious contemporary bathroom, lavishly decorated boasting a freestanding bath with wall mounted taps, a walk-in shower enclosure and wall hung wash hand basin with a mirrored vanity unit above. Two Crittall windows offer plenty of natural light and ventilation. Adjacent is a separate toilet that has its own window.

Also on this floor is an additional family bathroom which is clad floor to ceiling in tiles. There is a bath with shower above and wall mounted thermostat valves, a wash hand basin with mirrored vanity unit and two Crittall windows for light and ventilation.

Upstairs again the loft has been converted to create a further two double bedrooms. There is a skylight above the landing providing plenty of natural light that filters down through the spiralling staircase.

Each bedroom is equal in size with carpeted flooring, skylights in the slope of the roof and windows to the rear that have far reaching views over the garden and beyond. There is also really good additional storage in the eaves.



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Dunoon Road is conveniently located between Devonshire Road and Honor Oak Road providing easy access to the amenities of both Honor Oak Park and Forest Hill.

This home is at the Honor Oak end, only a few minutes' walk to the independent shops and cafés found nearby and the magical Devonshire Road Nature Reserve.

The highly rated Fairlawn Primary school is literally at the top of the road (215 meters), Horniman Primary is close by too (0.43 miles).

Honor Oak Park station, just five minutes away (approx. 550 meters), has services to London Bridge and London Overground links to Canada Water, Shoreditch, Hoxton, Dalston Junction and Highbury & Islington. Forest Hill station is on the same line but also offers a connection to London Victoria.

At the other end of Devonshire Road is Forest Hill where you will find a large Sainsbury's, Post Office, WH Smiths, Boots, delicatessens and modern swimming pool/leisure centre. Horniman Museum and Gardens is very close and holds regular farmers' markets, great summer events and a butterfly sanctuary, while Sydenham Woods is also within walking distance.

Forest Hill Road leads down to the open green spaces of Benchley Gardens and Peckham Rye as well as offering plenty of amenities including a couple of great pubs, restaurants and a GP surgery.

Property features

- DETACHED Arts and Crafts style, 4/5 double bedroom family home
- Beautifully manicured 145ft (44.20m) SOUTH FACING rear garden!
- Lovely 40ft front garden with off street parking for two cars
- Double reception room with under floor heating and additional front reception room
- Stunning DeVol shaker kitchen dining room with underfloor heating
- Utility room and guest toilet
- Two luxurious family bathrooms and separate toilet
- Side side return access with workshop and bike store
- Close to Honor Oak Park and Forest Hill stations and green open spaces of Horniman Gardens
- Close to amenities of Honor Oak high street and a good selection of highly rated schools



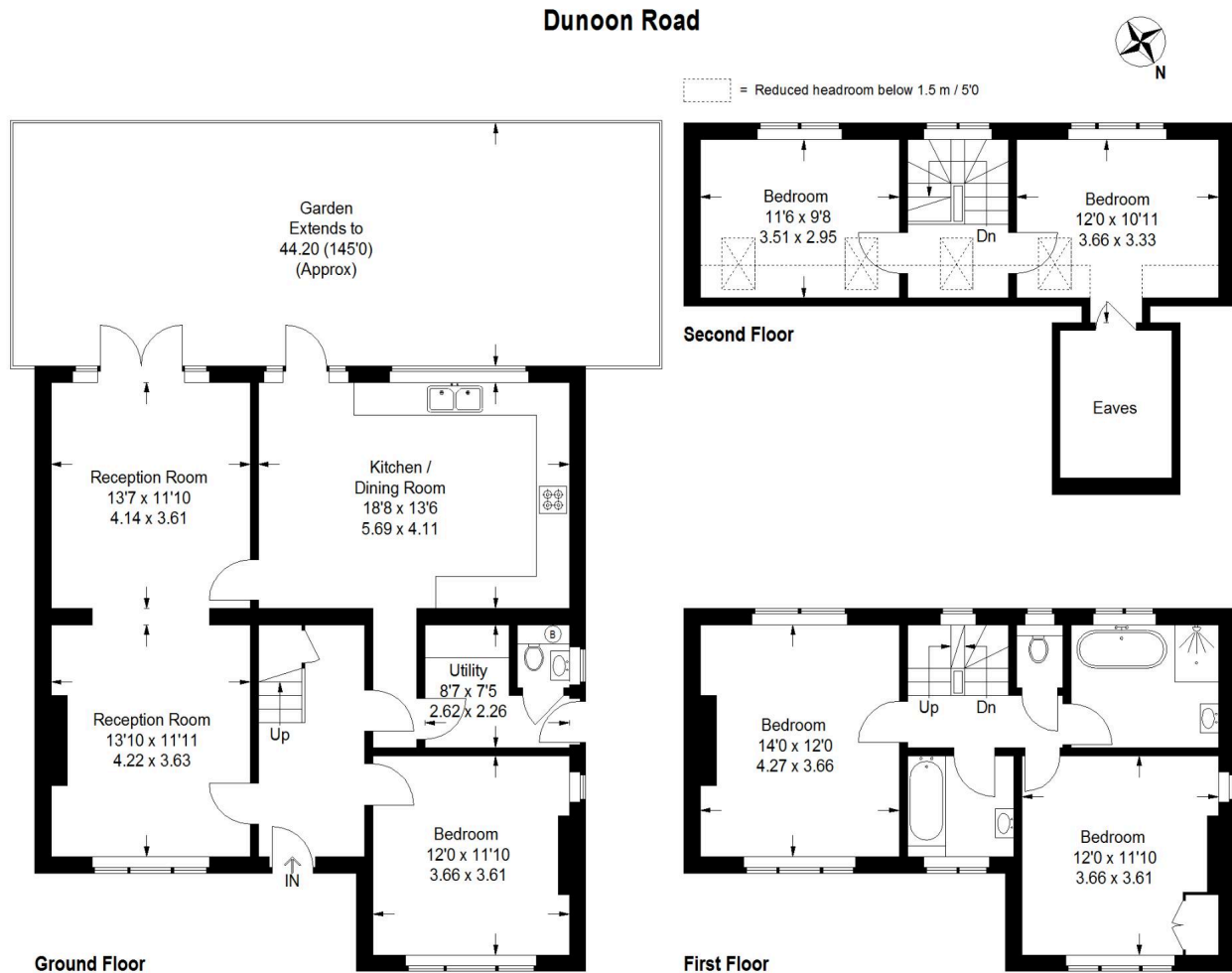
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Approximate Gross Internal Area (Excluding Eaves)
1774 sq ft / 164.8 sq m

Illustration for identification purposes only,
measurements are approximate.
Drawn for Pickwick Estates



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