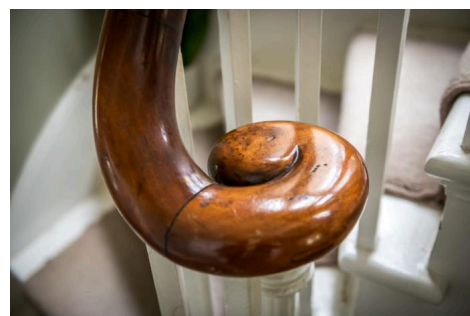
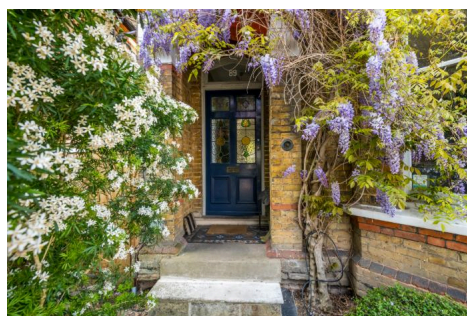


89, Devonshire Road , SE23 3LX · 5 bedroom House

£1,600,000



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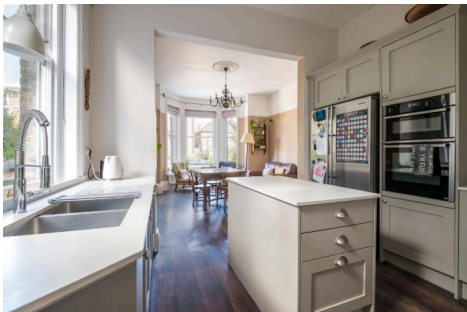
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## Property description



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£1,600,000

A rare opportunity to acquire this substantial detached five bedroom late Victorian family home, occupying a generous plot on one of the area's most sought-after residential roads.

Offering approximately 2,582 sq ft of beautifully proportioned accommodation across three floors, the property combines grand period architecture with exceptional family practicality, further benefitting from secure off-street parking for two vehicles behind an iron roller gate, EV charging provision and an impressive rear garden extending approximately 88 ft x 33 ft.

From the outset, the house delivers outstanding kerb appeal with exposed brickwork, intricate masonry detailing and an elegant stained-glass front door opening into a magnificent entrance hall where an original winding staircase rises dramatically through the house.

Throughout, the property retains an abundance of exquisite late Victorian features including original fireplaces, stained glass, high ceilings with ornate cornicing, coving, picture rails, sash windows and original internal doors.

The ground floor provides exceptional entertaining and family living space. To the front is a beautifully appointed shaker-style kitchen/dining room centred around an ornate marble fireplace (working) and large bay window, creating a wonderfully sociable heart of the home. Adjoining the kitchen are a practical utility room and separate walk-in pantry, while a guest WC and coat cupboard are positioned off the hallway.

To the rear is an elegant principal reception room of superb proportions, rich in period character with high ceilings, decorative cornicing, a striking marble fireplace (working) and original French doors opening directly onto the garden, allowing the entertaining space to flow seamlessly outside.

Beneath the house is a large cellar with impressive standing head height, currently partitioned into various areas and offering exciting potential for conversion, subject to the necessary consents.

The first-floor hosts four generously sized bedrooms, all enjoying high ceilings and period detailing. The three largest bedrooms benefit from fitted wardrobes, while the principal bedroom at the front of the house has a large bay window and Jack-and-Jill access to the shower room. A The large shower room, another family bathroom, and additional WC comfortably serve this level.

Occupying the top floor is an enormous attic bedroom suite with original fireplace, walk-in eaves storage and large en-suite shower room, creating an ideal principal suite, guest accommodation or teenager's retreat.

The rear garden is a true highlight, mature, secluded and wonderfully established, measuring approximately 88 ft x 33 ft. A large walled patio surrounds the rear of the house before steps rise to an expansive lawn bordered by mature planting, shrubs and



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trees. Tucked away at the rear of the garden is a hard-wired and insulated garden office/studio, perfectly suited for home working, creative use or a gym. Gated side access to the garden makes it easy to bring in bikes or gardening supplies without having to go through the house.

Whilst the house already provides ample space, the garden is large enough to absorb an extension, and the owners had previously secured planning permission for a ground floor rear extension. This has lapsed but could easily be revisited and neighbouring properties have been extended. Architectural plans are available for those interested.

Devonshire Road remains exceptionally popular with families thanks to its handsome period homes, strong sense of community and outstanding convenience.

The area is particularly well served by highly regarded schools including Horniman Primary and Fairlawn Primary nearby, alongside an excellent selection of respected independent schools including St Dunstan's College, Sydenham High School, JAGS, Allyn's and Dulwich College. Well-regarded state secondary options include Kingsdale Foundation School, Forest Hill School, Sydenham School and several Harris Academies.

The beautiful Horniman Museum and Gardens are just a short stroll away, offering expansive green space, a café, popular weekly farmers' market and excellent facilities for families and children.

Perfectly positioned between Forest Hill and Honor Oak Park, the property enjoys easy access to a vibrant selection of independent cafés, restaurants, bars and shops. Forest Hill Station is approximately 0.2 miles away, providing convenient Overground services along with fast National Rail connections into London Bridge.

Nearby East Dulwich and Peckham Rye further enhance the lifestyle offering with their thriving restaurant scenes, independent boutiques, galleries and cinema.



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## Property features

- Substantial detached five bedroom late Victorian family home
- Offering approximately 2,582 sq ft of beautifully proportioned accommodation across three floors
- Off-street parking for two vehicles behind an electric roller gate, EV charging provision
- Impressive rear garden extending approximately 88 ft x 33 ft
- Grand entrance hall and two large reception rooms
- Well appointed kitchen dining room
- Home office garden studio
- Three bathrooms and two separate WC's
- Very close to Forest Hill station and local amenities
- Close to a good selection of schools and green open spaces



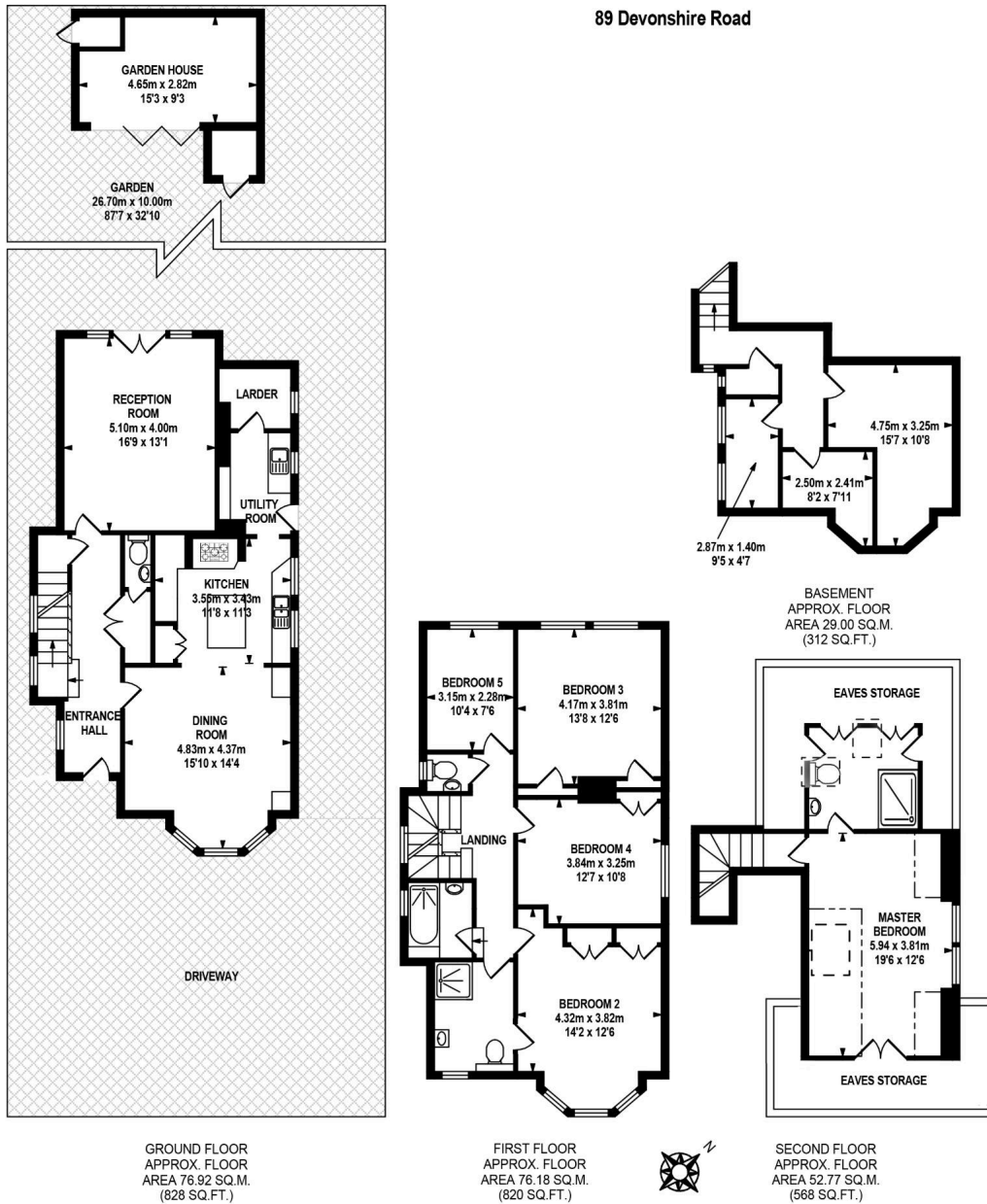
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pickwick estates TOTAL APPROX. FLOOR AREA 234.85 SQ.M. (2528 SQ.FT.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only.  
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