



## SUSSEX HOUSE

East Dulwich SE22



# A COUNTRY HOUSE IN LONDON

A sensational five bedroom detached house with separate annexe in a discrete location overlooking Piermont Green and Peckham Rye.



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Local Authority: London Borough of Southwark

Council Tax band: H

Tenure: Freehold

Guide Price: £4,000,000

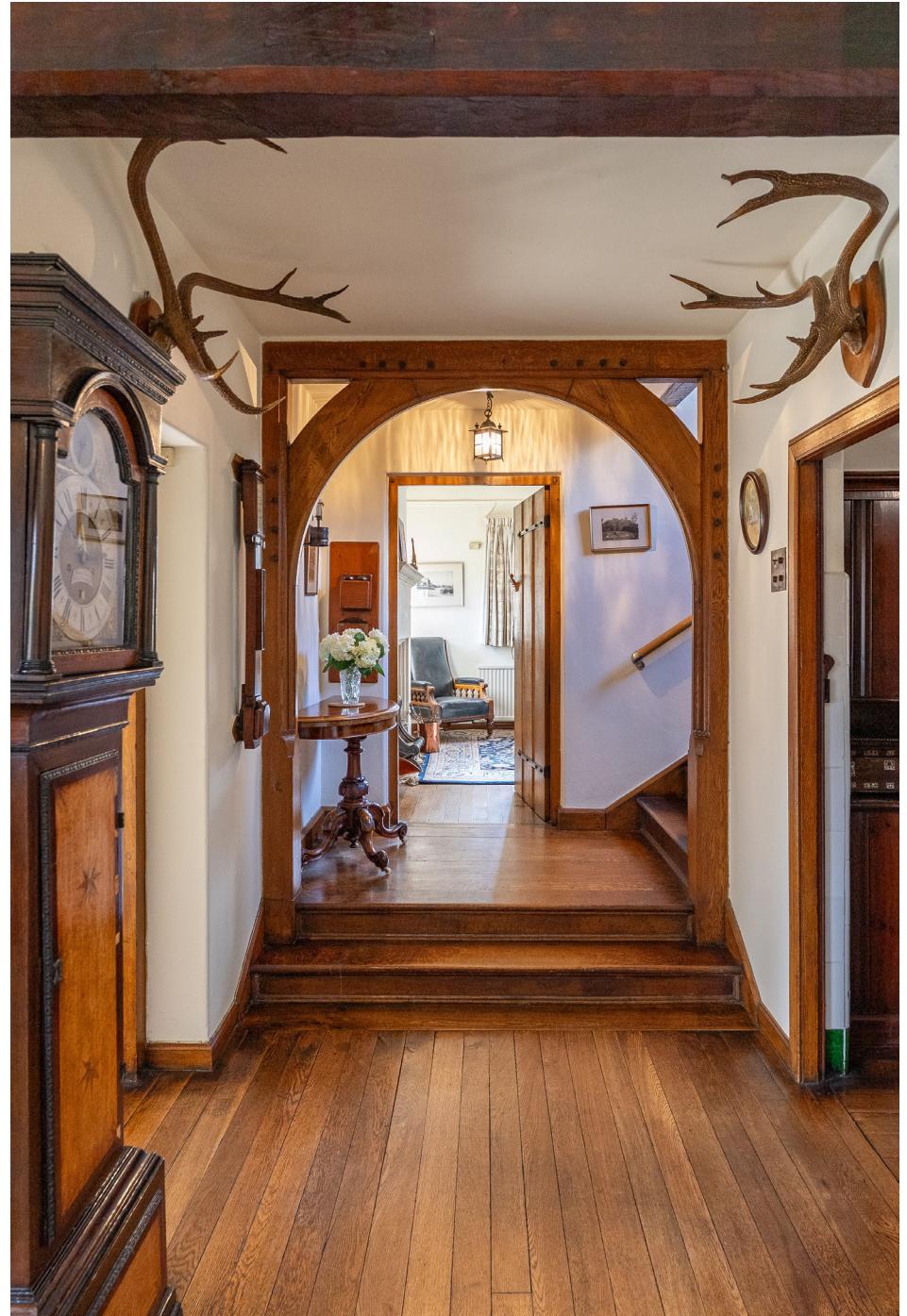


## SUSSEX HOUSE, EAST DULWICH SE22

This truly enchanting and unique home really is a country house in London.

Set in approximately half an acre of manicured grounds, the current owners believe this charming Lutyens' style property was reconstructed circa 1914 using the materials from a farmhouse in Sussex and includes original oak floors, oak doors and beams throughout the house.

The property offers exceptional, well-proportioned family accommodation, a separate coach house as well as a large indoor swimming pool.









Sussex House is reached via a discrete driveway on Piermont Green. Beyond the entrance gate is a large, stone-paved area which hosts space for multiple cars.

Inside the main house, one is greeted by a welcoming hallway which leads to a number of spacious reception areas including a large living room overlooking the exceptional garden and boasting beautiful, mullioned windows, original plaster frieze, traditional cottage-style doors as well as a handsome fireplace. Further reception rooms include a formal dining room overlooking the garden and a separate study. A spacious kitchen/breakfast room, complete with large larder, flanks the paved sun terrace perfect for alfresco dining. A butler's pantry and downstairs cloakroom complete this floor.

The sweeping main staircase leads to the first floor comprising five bedrooms including the main principal bedroom and en suite shower room. The remaining four bedrooms are spread across this floor and have access to two additional bathrooms and a separate cloakroom. A second "back" staircase leads down to the kitchen. Sussex House also benefits from a large attic space which presents fantastic storage.







Sussex House's grounds really are exceptional and provide a haven of peace and tranquillity.

A large lawn with well stocked borders grants a spectacular view from the main reception rooms, whilst the pool house containing a large, heated swimming pool opens to a sunny terrace and overlooks a second lawned area previously used as a grass tennis court. A kitchen garden encircles the pool area and connects to the various outbuildings including a pool room, laundry and various stores.

Adjacent to the front gates is a separate Coach House incorporating a large garage and one bedroom annexe, perfect for guest or staff accommodation.





## LOCATION

Piermont Green is situated moments from the green, open spaces of Peckham Rye and Common. Good transport links are available, with numerous buses available to catch from along Peckham Rye.

East Dulwich Station, Peckham Rye Station and Honor Oak Park are the closest stations, with East Dulwich offering services to London Bridge. Peckham Rye is well connected with services to London Victoria, London Bridge and Thameslink services to London St. Pancras International and London Blackfriars. Overground services to Canada Water and Clapham Junction run from both Honor Oak Park and Peckham Rye station.

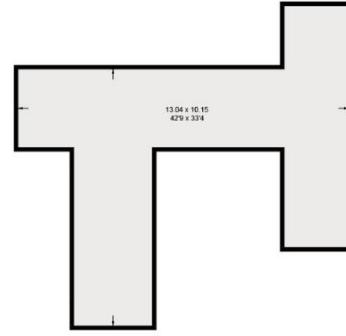
World renowned independent schools are also close by such as Alleyn's School, James Allen's Girls School, Dulwich College and Dulwich Prep & Senior.







## First Floor



## Attic



## Coach House - First Floor

Approximate Gross Internal Area = 294.4 sq m / 3169 sq ft

Coach House (Including Garage) = 92.2 sq m / 992 sq ft | Pool House = 111.4 sq m / 1199 sq ft  
Outbuildings = 94.6 sq m / 1018 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. (ID767266)



We would be delighted  
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