



Woodyard Lane, Dulwich Village **SE21**





Description

The HUF HAUS concept fuses innovative architecture with the green landscaped environment which is then combined with the highest quality materials, precision craftsmanship and amenities.

The post-and-beam construction system of this five bedroom semi-detached family home allows for open-plan design and extensive glazing, creating an exceptional atmosphere of light and space, and is a fine example of the iconic style for which HUF HAUS homes are renowned.

Entering into a bright and inviting entrance hall with separate guest cloakroom, the space opens to an exceptional open-plan kitchen entertaining area flooded with an abundance of natural light. Emphasising the HUF HAUS concept, this leads to the main reception area, with access to the rear garden while a separate rear aspect home office completes the ground floor.

The first floor provides four well proportioned bright and airy bedrooms including a spacious principal suite with separate bath and shower enclosure, a walk-in wardrobe and a balcony. There is also a contemporary family bathroom.

The lower ground floor provides fantastic flexible living space with an additional reception, utility room, plant room and a versatile fifth bedroom with cloakroom.

There is ample off-street parking to the front, a detached garage and a secluded rear garden ideal for al-fresco dining and entertaining.

Location

Woodyard Lane is a cul-de-sac development of nine HUF HAUS homes in a secluded but central position in the heart of Dulwich Village. We believe these to be the closest available to central London.

Sought-after state schools are on the doorstep, as are world-renowned independent options such as James Allen's Girls School, Alleyn's School and Dulwich College.

Transport links are excellent: North Dulwich station (0.6 miles) offers services to London Bridge; West Dulwich station (0.7 miles) and Herne Hill station (1.0 miles) offer services to London Victoria and London Blackfriars. All distances are approximate.

Tenure: Freehold EPC: C Council Tax Band: H

Local Authority: Southwark Council







This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

Approximate Gross Internal Area
 Basement = 84.4 sq m / 908 sq ft
 Ground Floor = 89.1 sq m / 959 sq ft
 First Floor = 90.0 sq m / 969 sq ft
 Garage = 16.9 sq m / 182 sq ft
 Total = 280.4 sq m / 3018 sq ft



Lower Ground Floor

Ground Floor

First Floor

Knight Frank
 Dulwich
 1c Caltan Avenue
 SE21 7DE

We would be delighted to tell you more

Christopher Burton FNAEA
 020 3815 9417

Catherine Stage
 020 3815 9414

Giuseppe Benegiamo
 0203 815 9423

knightfrank.co.uk

chris.burton@knightfrank.com

catherine.stage@knightfrank.com

g.benegiamo@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated April 2023. Photographs and videos dated April 2023.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.