



Woodyard Lane, Dulwich Village **SE21**





Description

Nestled within a private cul-de-sac, this impressive HUF HAUS exemplifies the very best of German design, with a focus on insulation and energy efficiency-rarely found in Dulwich properties. This unique home spans in excess of 3,170 sq ft of adaptable living space and is part of a community of nine owner-occupied homes.

The ground floor presents an ideal layout for family life and entertaining. At the heart of this level, a kitchen entertaining area flows naturally into the spacious living room which open on to the private, landscaped garden. Large, turn-and-twist doors not only create a seamless indoor-outdoor connection but also offer easy ventilation and protection from rain while maintaining security. A dedicated study provides with views out to the garden and a cloakroom completes the ground floor.

Upstairs, the first floor accommodates a luxurious principal suite with a spacious en-suite bathroom, dressing room and private balcony. Additionally there are a further three well-proportioned bedrooms, one with an en suite shower room and each with an abundant natural light flooding through the large windows, which frame views of the surrounding greenery. These bedrooms are all served by a contemporary family bathroom.

The lower ground floor offers further flexibility, featuring an adaptable fifth bedroom that can serve as a guest suite or playroom with the potential to create a self-contained en-suite should this be required. Additionally there is a utility room, a TV room and a plant room.

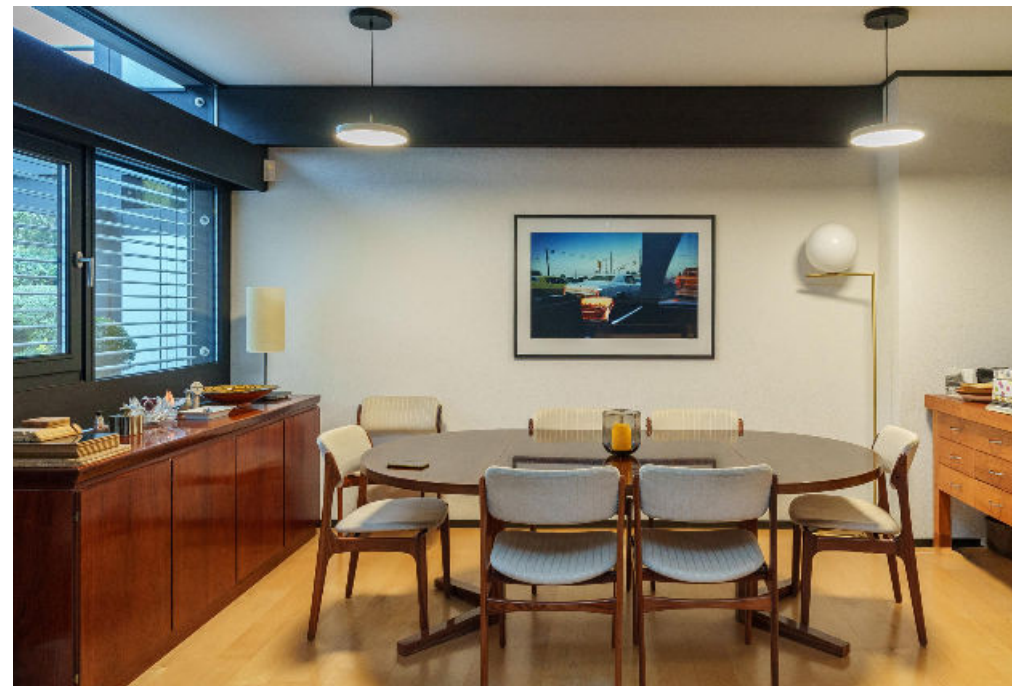
Location

Woodyard Lane is a quiet residential cul-de-sac in the heart of Dulwich Village, where you'll find a range of charming independent shops, cafes and restaurants.

Nearby, Dulwich Park and Brockwell Park offer beautiful green spaces, ideal for leisurely strolls, cycling and family outings.

The property is also well-positioned for top-rated state and independent schools, including Dulwich Hamlet Junior School, Dulwich Village Infant School, Dulwich College, James Allen's Girls' School and Alleyn's School, making it an excellent choice for families.

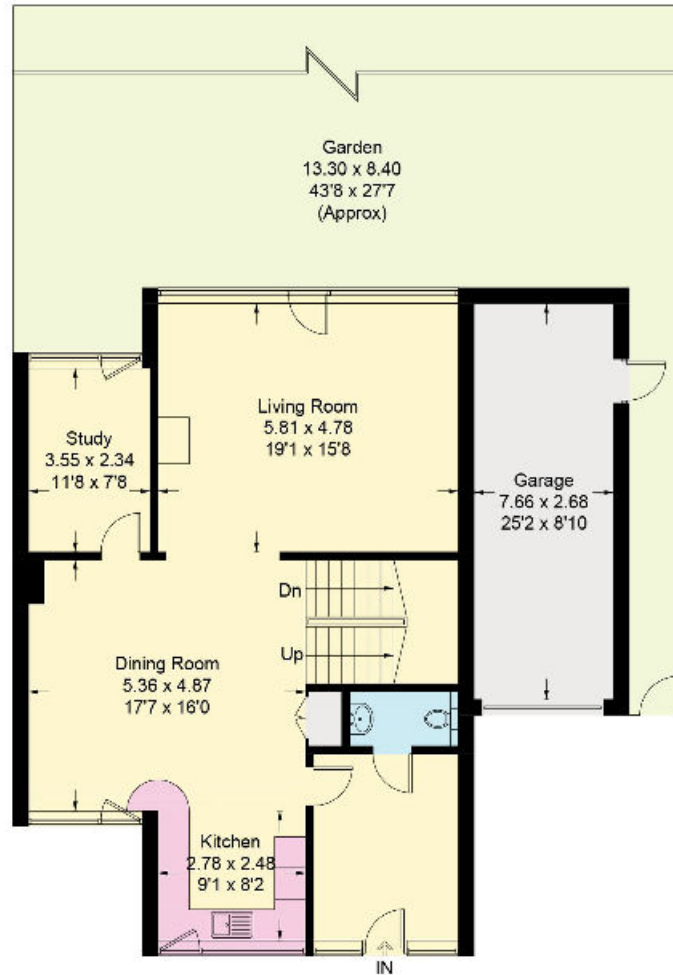
For commuters, North Dulwich and West Dulwich stations provide convenient connections to London Bridge, Victoria and the City.



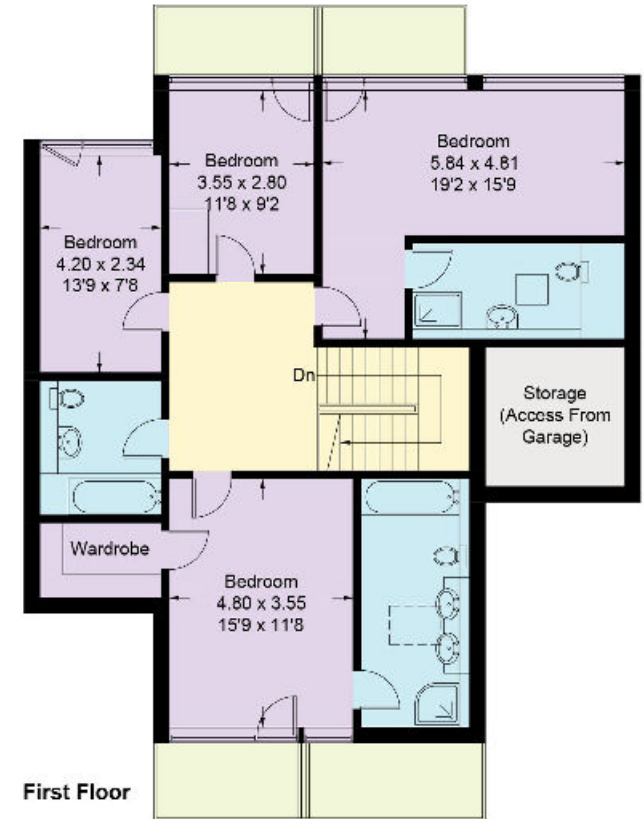




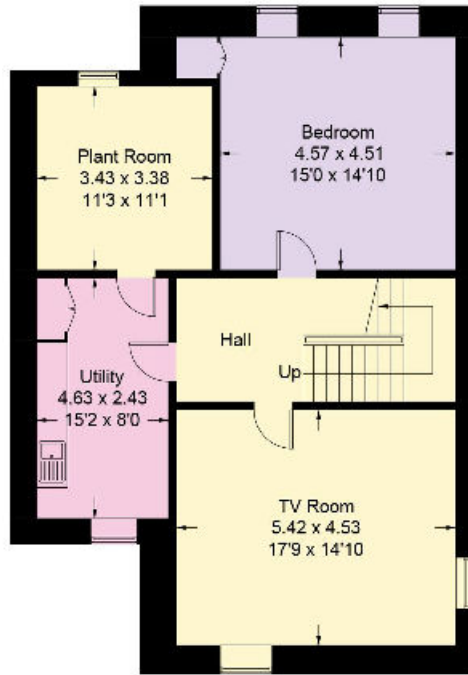
Approximate Gross Internal Area = 294.5 sq m / 3170 sq ft
 Garage = 20.8 sq m / 224 sq ft
 Total = 315.3 sq m / 3394 sq ft
 Tenure: Freehold
 EPC: C Council Tax Band: H
 Local Authority: Southwark Council and The Dulwich
 Estate Scheme of Management
 Guide Price £2,800,000



Ground Floor



First Floor



Knight Frank
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We would be delighted to tell you more

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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.
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