



Addington House,
Boundary Way
CRO





Addington House Boundary Way Surrey

A simply exceptional Grade II listed 15th century residence with latter additions, formerly the summer home of the Archbishop of Canterbury and part of the Addington Palace estate.



1c Calton Avenue, Dulwich
SE21 7DE

020 3815 9410
dulwichvillage@knightfrank.com
knightfrank.co.uk



Simply luxurious...

Nestled away on secluded grounds approaching 1.3 acres in the Addington Village Conservation Area, this phenomenal six bedroom detached property dating back to circa 1450, has been elegantly updated to maintain an abundance of character while offering a grand residence ideal for modern family living with exceptional schools and amenities nearby.

Retaining a wealth of period features throughout this enchanting property, Addington House boasts medieval beams, original inglenook fireplaces, 15th/16th-century staircases and a Tudor bread oven.

Having been extended over the centuries, stunning Georgian features set the scene with an appropriate grand double door that opens on to an impressive entrance hall. Seven versatile reception rooms, a traditional kitchen, utility room and two cloakrooms make up the ground floor, including a substantial party/music room - formerly a Brew House.

The lower ground floor hosts a wonderful cinema room, games room and wellness suite as well as a magnificent wine cellar with beautiful exposed brickwork.

Spread across the first floor are six well proportioned, bright and airy bedrooms including a spectacular principal suite with a dressing room and bathroom while the upper floor benefits from two further contemporary bathrooms.

Outside, the property benefits from a triple garage with loft space above and secluded landscaped grounds.

To the east of the plot is an array of trees including a walnut tree, lime tree, fig tree and various yew trees thought to be over 500 years old. There is also wild area to the rear of the garden. The hub of the gardens is a fantastic outside entertaining area equipped with a heated swimming pool as well as a fantastic bar area and plenty of space for sun lounging and relaxing.





Location

This property is well situated close to The Addington Golf Club and Spring Park and is well placed for access into Croydon Town Centre with its extensive shopping facilities and East Croydon Rail Station with direct services to London Bridge and Victoria, in about 14 and 16 minutes respectively.

The property provides vehicular access to Biggin Hill Airport, Gatwick Airport and Heathrow Airport and is in easy reach of the M25 and M23 as well as the national motorway network.

There are schools in both the state and private sectors for boys and girls of all ages including Royal Russell School, Whitgift, Trinity, The Cedars, Shirley High School and Old Palace. A foundation coach service also provides access to the Dulwich foundation schools.

Leisure facilities include local swimming pools, tennis courts, public and private golf courses including Addington Palace and Shirley Park.

Tenure

Freehold

Guide price

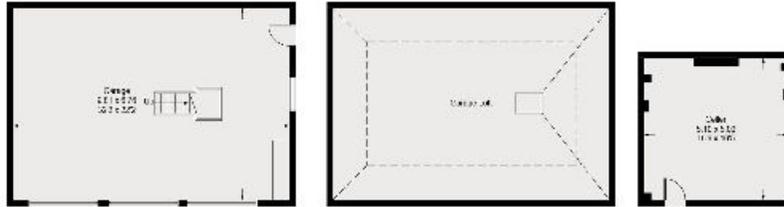
The guide price is available on request



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 = 609.5 sq m / 6559 sq ft
 Garage = 132.3 sq m / 1424 sq ft
 Cellar = 25.5 sq m / 274 sq ft
 Total = 767.3 sq m / 8257 sq ft



Garage - Ground Floor
 (Not Shown In Actual Location / Orientation)

Garage - First Floor

Cellar



Basement

Ground Floor

First Floor

Knight Frank
 Dulwich
 1c Calton Avenue
 Dulwich
 SE21 7DE

knightfrank.co.uk

We would be delighted to tell you more.

The Dulwich team
 020 3815 9410
dulwichvillage@knightfrank.com



Connecting people & property, perfectly.

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 February 2020. Photographs and videos dated February 2020.

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 where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. 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.