

ASHBOURNE GROVE, EAST DULWICH, SE22
FREEHOLD
£1,695,000

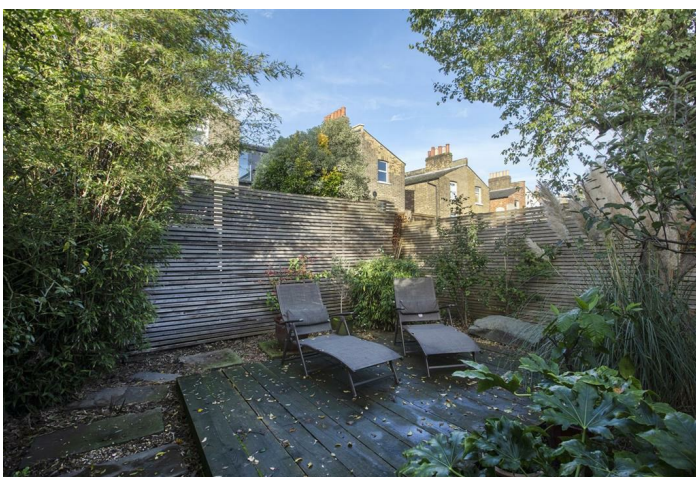


SPEC

Bedrooms : 4
Receptions : 2
Bathrooms : 2

FEATURES

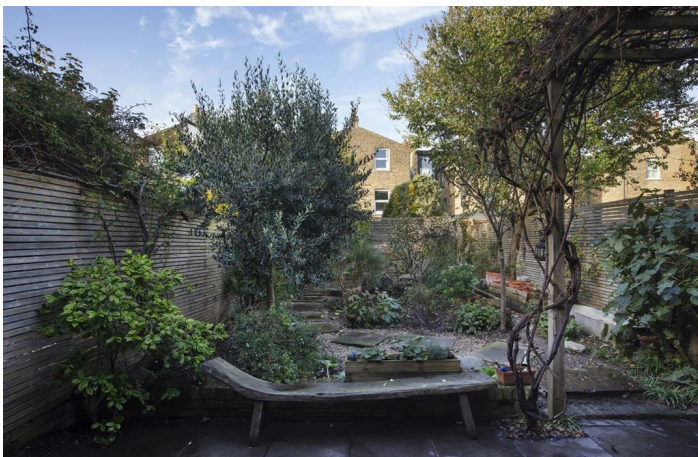
Gorgeous Landscaped Garden
Off Street Parking
Solar Panels
Multi-Fuel Stove
Original Features



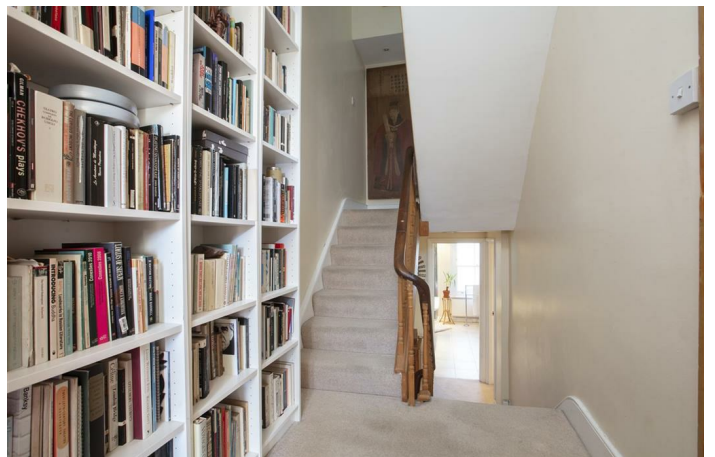
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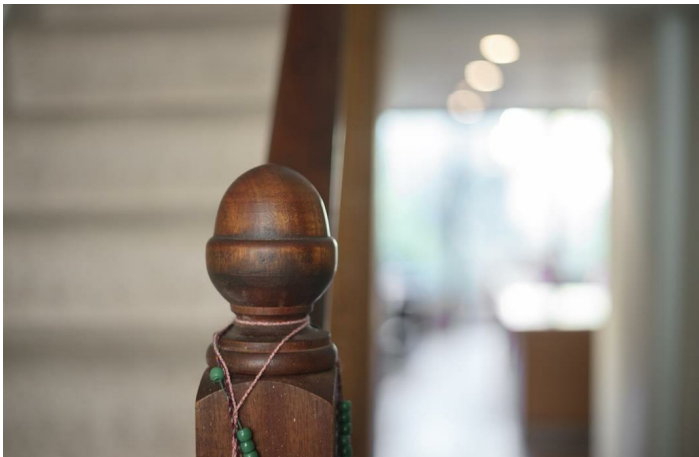
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Elegant Four Bedroom Period Home With Stunning Garden and Parking Moments From Lordship Lane.

The current owners of this perfectly placed four bedroom period home have lovingly created a home of peace, space and style - there are good vibes throughout! Enjoying a magnificent dual aspect kitchen extension, huge double reception, period features and a picture-perfect, landscaped rear garden oasis, the property will steal your heart. The accommodation, over three spacious floors, further comprises four proper double bedrooms, a huge family bathroom (with jet bath) and a contemporary shower room. Your eco-credentials are boosted by nine solar panels on the south-facing side with scope for further panels.

The handsome exterior enjoys beautifully restored brickwork with expertly crafted 'tuckpointing' creating a fresh first impression. It sits behind a leafy front garden with space for a large SUV. The inner hall has a beautiful original arched cornice and plenty of light through the frosted panes of the original door. A fantastic double reception is accessed through either of two doors on the right. Here a wide bay of sash windows with plantation shutters on the upper and lower panes affords abundant light. The opening between the front and rear sections of the room has been raised to ceiling height to create a magnificent sense of space. It visually emulates the rear facing floor-to-ceiling contemporary window too. There's even a wine cellar accessed via neatly concealed trap-door. A beautiful period feature mantel with multi fuel stove completes the room perfectly. Toward the end of the hall you find an elegantly augmented kitchen/diner with rich black Brazilian slate flooring running the full length. The generous cooking area comes first with cabinet space on three sides. Granite counters supply ample space for dicing, slicing and spicing the evening meal. Appliances include a Smeg five ring gas range and integrated dishwasher.

To the rear of the room the ceiling rises confidently to an impressive height. Full-width tri-fold doors open rear and there are further sliding glass doors to the side patio. Open both in summer for a mediterranean dining experience. The stunning rear garden has a rear patio with vine-clad pergola (with more wonderful Brazilian slate) leading to a most charming gravel bed with pretty York stone path surrounded by mature shrubs and olive, plum and fig trees - think of the desserts! This curves around to reveal a lovely raised seating area.

Back inside head up your original staircase to find a sizeable rear return hosting a fab family bathroom with walk-in shower and wood panelled oval jet-stream bath. The wash hand basin is wide and wonderful and there's a modern loo. Next to this is a large wc. The first of your double bedrooms fronts the house with a lovely streetscape through two sash windows (each with horizontal louvered blinds). Wooden floors and crisp white walls make for a timeless theme. Bedroom two, another fine double, faces rear on this level and has a pretty green feature wall and garden views. Upward to the second return you find a third double bedroom enjoying yet more lofty garden views and some fitted storage. The last upward climb supplies a swanky loft bedroom with super views as far as Canary Wharf. A bright, contemporary shower room sits next door.

You're a short stroll from luscious Lordship Lane and Rye Lane and less than that to Goose Green. Get your weekly shop done in the 24 hrs Sainsbury's on Dog Kennel Hill or the independent groceries on Lordship Lane. The area is simply awash with social endeavours. The much loved East Dulwich Tavern offers friendly beers and summer fun. Arapina bakery offers amazing vegan croissants and cakes! The Palmerston and Franklins are great for some classy nosh and Franco Manca does the best pizza in town. William Rose butcher is widely loved and we often visit the Moxon's fish mongers. A great selection of curry houses and some fab little cafes to meet your mates. There's an M&S both near East Dulwich station and on Lordship Lane and the East Dulwich Picture House is a fine spot for some flicks. Well located for many good schools both state and private, including The Charter School East Dulwich, Dulwich College, Alleyn's School and James Allens Girls School. The primary schools include St John's and St Clements and Goose Green School. For transport you have East Dulwich station within an 8 minute walk with direct services to London Bridge and will also whisk you to Crystal Palace, Beckenham and East Croydon. Peckham Rye station is a 12 minute walk with services to Blackfriars, St Pancras, Victoria and London Bridge There's myriad of buses on East Dulwich Road, Peckham Rye and Lordship Lane. Unrestricted parking and a friendly community feel add to the charm.

Tenure: Freehold

Council Tax Band: F



GROUND FLOOR

Approximate. internal area :
76.20 sqm / 820 sq ft

FIRST FLOOR

Approximate. internal area :
59.80 sqm / 644 sq ft

SECOND FLOOR

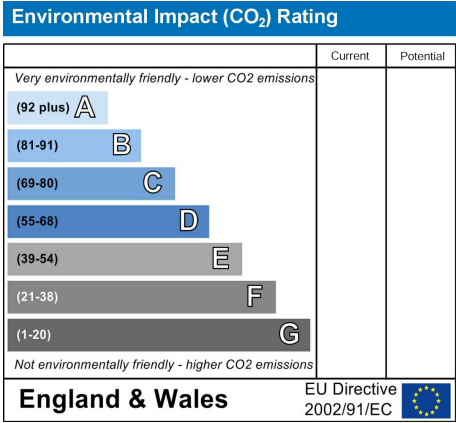
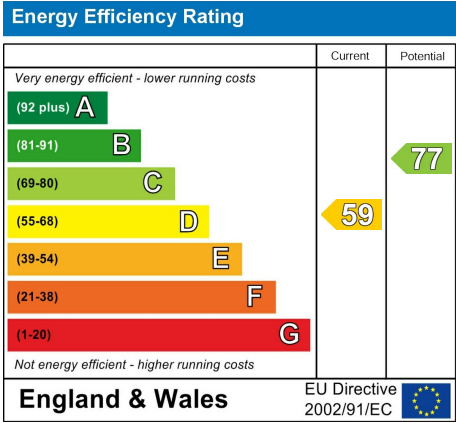
Approximate. internal area :
47.70 sqm / 514 sq ft

TOTAL APPROX FLOOR AREA

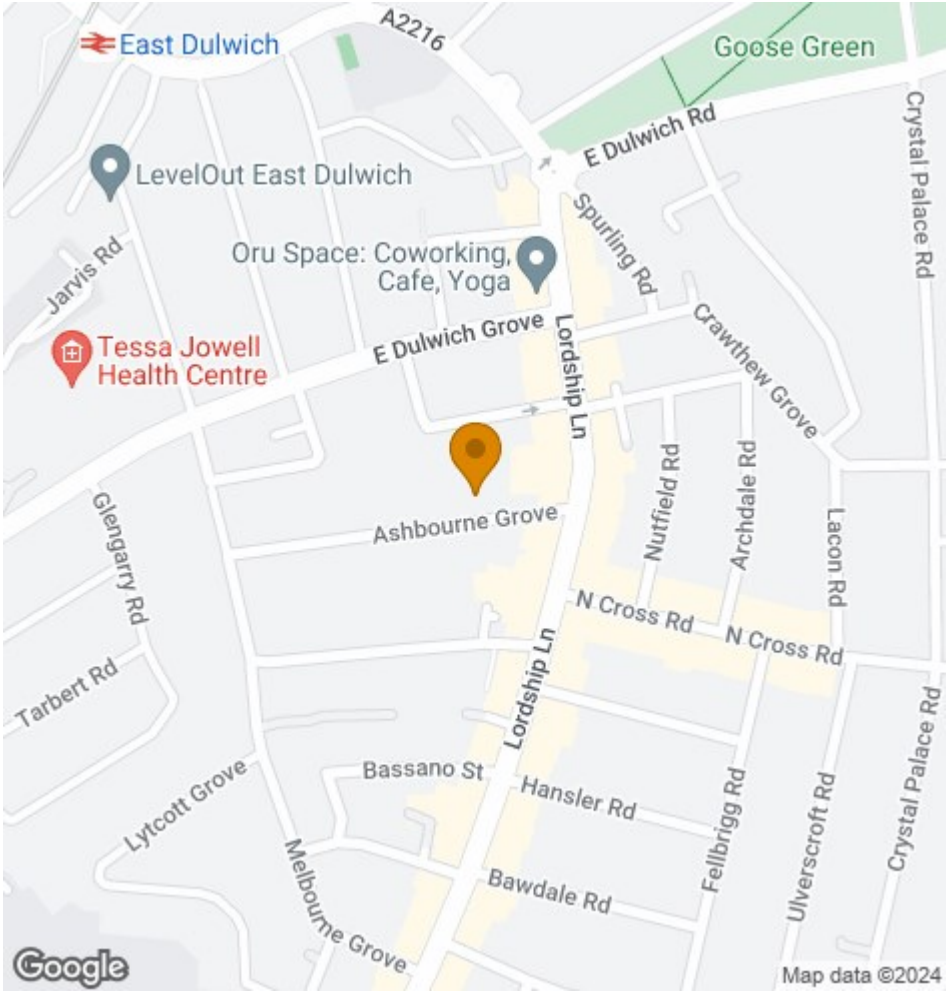
Approximate. internal area : 183.7 sqm / 1978 sq ft

Measurements for guidance only / Not to scale

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All information supplied should be checked by your solicitor prior to exchange of contracts. Lease details, measurements, floorplans and photographs are displayed for guide purposes only. We have not carried out a structural survey and the services, appliances and specific settings have not been tested.



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