



Great Brownings, SE21 | £1,050,000

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In General

- A wonderful three bedroom house in close proximity to Dulwich Village
- Unique woodland location
- Three bedrooms
- Study/office
- Family bathroom and shower room
- Independent garage
- Secluded rear garden which gives direct access into woodland beyond
- Upgraded and modernised to a high standard

In Detail

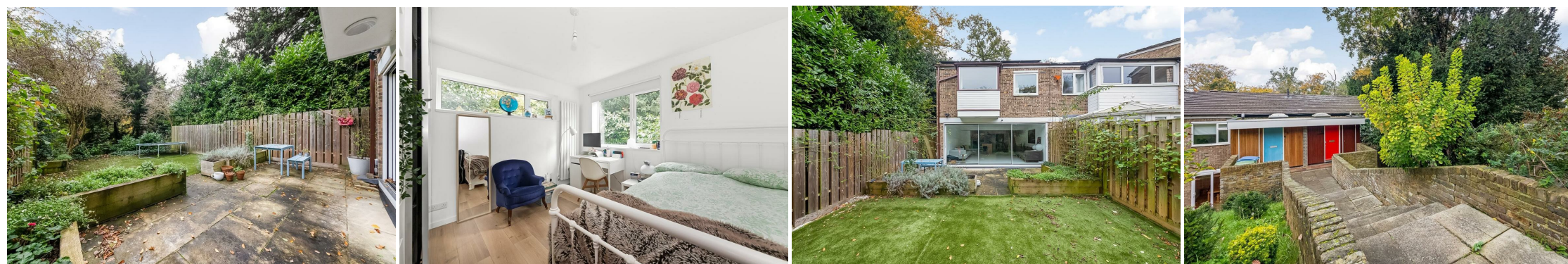
A wonderful three-bedroom house in Great Brownings, a beautifully landscaped estate designed in 1966 by Malcolm Pringle of Austin Vernon and Partners. The property is sited on a secluded private road surrounded by Dulwich and Sydenham Woods and Lower Cross Woods, which is a private nature reserve maintained by London Wildlife Trust. The estate additionally benefits from multiple communal areas and gardens and a vibrant residents community.

This light and spacious property occupies an excellent position within the development set back from the road and other houses with the rear garden backing directly onto woodland and the nature reserve. The current owner has refurbished and upgraded the property to a high standard creating light and bright living accommodation comprising of three bedrooms, a family bathroom, separate WC, walk in shower room, study/office and a lovely open-plan 28' x 18' kitchen/dining/family room with sliding patio doors opening out onto the rear garden. The floor to ceiling patio doors allow natural light to flood into the living area and there are delightful views of the woodland from every room. The property comes with a detached single garage held on separate freehold with independent power supply, suitable for EV charging or convertible to a workshop or gym.

Dulwich Village is easily accessible with numerous boutiques, cafes and restaurants. The popular Dulwich Park, Belair Park and Dulwich Picture Gallery are close by. The property is also well placed for OFSTED 'outstanding' primary and secondary state schools as well the renowned independent schools including James Allen's Girls School, Alleyn's School and Dulwich College. Great Brownings is an approximately 6-minute walk on a woodland footpath to Sydenham Hill station, which runs services to London Victoria and Blackfriars in under 15 minutes.

Internal viewing of this unique property is advised.


EPC: C | Council Tax Band: F

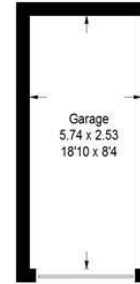


Floorplan

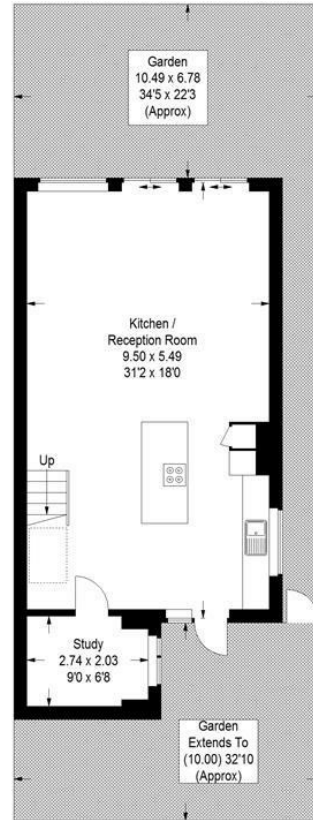
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Approximate Gross Internal Area
 118.0 sq m / 1270 sq ft
 Garage = 15.0 sq m / 161 sq ft
 Total = 133.0 sq m / 1431 sq ft

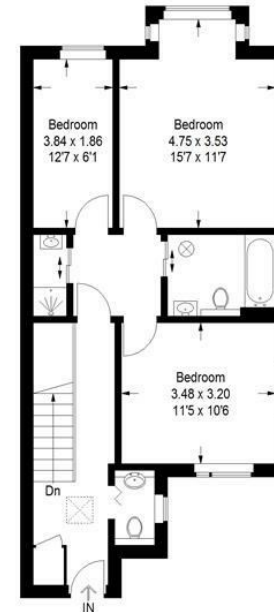
 = Reduced headroom
 below 1.5 m / 5'0"



(Not Shown In Actual
 Location / Orientation)




Ground Floor



Upper Floor

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These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			
81-101) B			
69-80) C			
55-68) D			
39-54) E			
21-38) F			
1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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