

**HARVEY &
WHEELER**
ESTABLISHED 1855

**3 FRANK DIXON CLOSE
DULWICH, SE21 7BD**



This outstanding detached smart home, designed by the architect Zac Monro and completed in 2020, has been thoughtfully planned to incorporate a range of advanced technical features. Understated and discrete, the property is located on one of the most highly sought-after private roads in Dulwich, close to the amenities of Dulwich Village, including Dulwich Park, the Dulwich Picture Gallery, and the renowned independent schools of Dulwich College, Alleyn's School, and James Allen's Girls' School (JAGS). The family house offers six en suite bedrooms and a beautifully mature south facing rear garden.

Extending to approximately 6,383 sq ft (593 sq m), including the integral garage but excluding the eaves, the accommodation is arranged over four floors with the principle accommodation on ground and first floors. Well-proportioned reception rooms and bedrooms have excellent natural light thanks to expansive panoramic windows throughout. Premium oak flooring and comprehensive underfloor heating enhance both comfort and elegance, while air conditioning serves the south-facing side of the house and the gym, ensuring year-round comfort.

The ground floor opens with an impressive reception hall leading to a light-filled drawing room, dining area, and open-plan kitchen, all seamlessly connected to the rear garden. This level also includes a music room, study, utility room, cloakroom, and guest WC. The lower ground floor provides superb additional living space, including an open-plan kitchen/reception room with sliding doors opening onto a courtyard and steps leading up to the rear garden. This level also accommodates a double bedroom with en suite shower room, a spacious cinema room, gym, EuroCave wine cellar, security room, and plant rooms.

The first floor is centred around an outstanding principal suite, featuring a private dressing room/study and en suite bathroom with a walk-in steam shower, freestanding bath, twin wash basins, and WC. Two further en suite double bedrooms, each with fitted wardrobes, are located on this floor, along with a home office that could alternatively serve as an additional double bedroom. On the second floor are the fifth and sixth en suite double bedrooms, both with walk-in dressing areas.

Excellent transport links are available from nearby West Dulwich station, offering services to Victoria and Blackfriars, and North Dulwich station, providing direct connections to London Bridge, with easy access to the Overground and Docklands services via Peckham Rye.

Homes of this calibre and specification rarely become available, and early viewing is highly recommended.

Chain free. Freehold. EPC Rating B. Council Tax Band H.

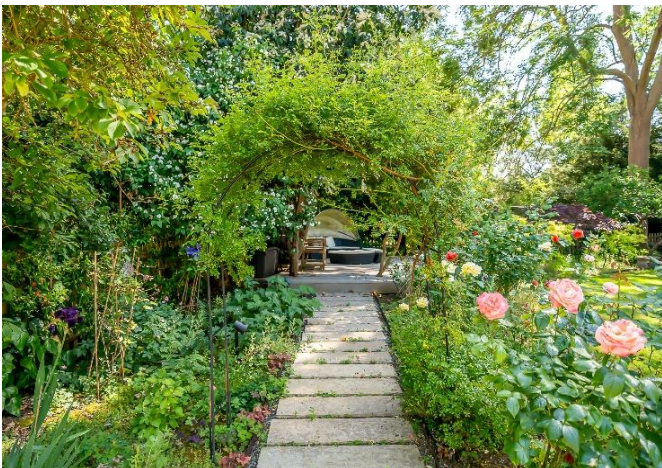
ACCOMMODATION

Outstanding kitchen/drawing room	6 En suite bedrooms
Music room	Dressing room
Cinema room	Extra kitchen/reception room
2 Studies	Gym room, wine cellar, WC, cloakroom, plant & security rooms
Large office/Further double bedroom	Double garage and mature south facing rear garden

£8,950,000











Frank Dixon Close, SE21

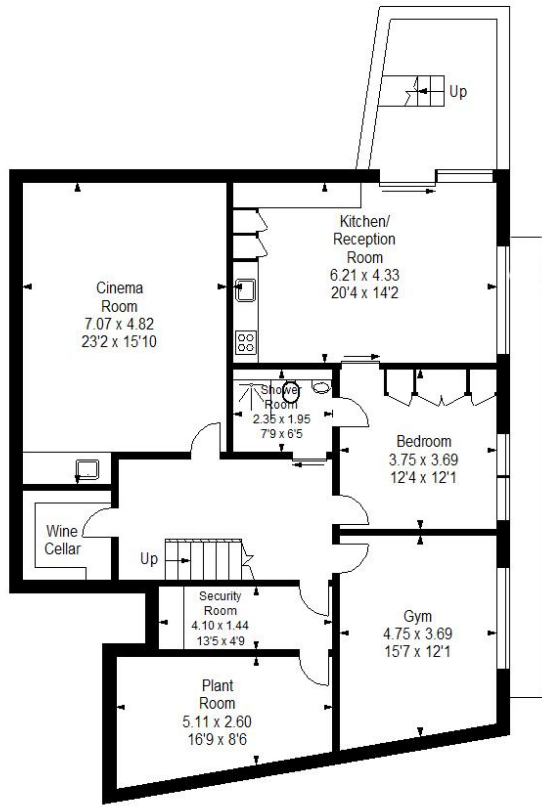
Approximate Gross Internal Area = 592.98 Sq m / 6383 Sq ft
(Including Garage Excluding Eaves)

Total Area = 621.22 Sq m / 6687 Sq ft

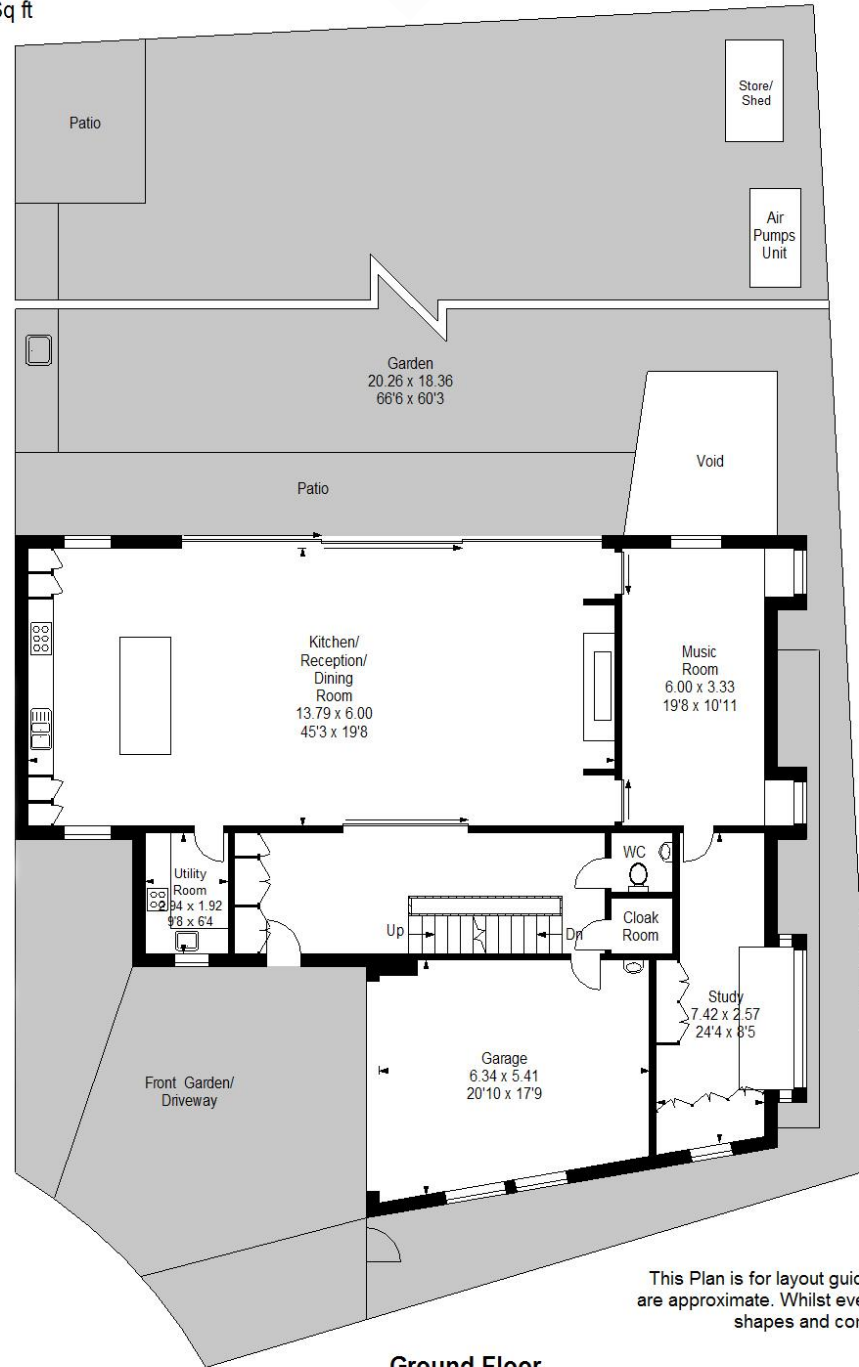


 = Reduced headroom below 1.5m / 5'0"

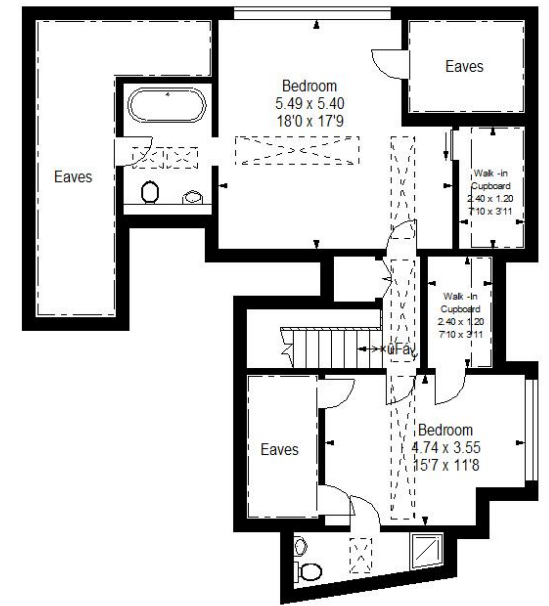
 = Sky Light



Basement



Ground Floor



Second Floor



First Floor

This Plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Viewing is recommended, but strictly by appointment with Sole Agents

harveywheeler.com

Prospective purchasers are reminded that, whilst these details are believed to be correct, if there is any point of particular importance, we would be pleased to check the information prior to viewing, particularly when travelling some distance to view.

MISREPRESENTATION ACT 1967

These particulars do not constitute any part of an offer or contract. Neither the vendors nor their agents nor any person in their employ, bind themselves in any way, nor are warranties given in respect of any statements contained in these particulars. Intending purchasers must verify all statements by inspection or otherwise.

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