

# INIGO



## *Pond Cottages*

COLLEGE ROAD, LONDON SE21

£775,000 FREEHOLD

This delightful Grade II-listed, two-bedroom home is one of a cluster of late 17th-century cottages just off College Road, on the Dulwich Estate. Thoughtfully renovated by the current owners, the interiors celebrate the house's original period features while introducing modern touches like wall soundproofing, underfloor heating and bespoke joinery. Dulwich West station is a 10-minute walk from the house, and Dulwich Village can be reached in around 15 minutes.

### *Setting the Scene*

A picture-perfect row of 18th-century houses, Pond Cottages were not initially intended for residential use but served as a tile (and later brick) making workshop. Overlooking Dulwich College, the area is surrounded by pristine grounds and brilliant sports facilities available to the local community.

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The house's former life is reflected in its unusual and characterful layout, which has been retained and gently reimaged. Period features, including cast-iron fireplaces and slate floors, are complemented by a pared-back selection of paints, high-quality materials and bespoke fitted joinery.

### *The Grand Tour*

The house sits in a peaceful, private road just off College Road, and is tucked behind a white-painted picket fence. Rising above a Mediterranean-inspired garden, the house's façade is defined by beautiful charcoal-coloured weatherboard and is topped with a red-tiled roof.

Entry is to a welcoming reception and sitting room with wall panelling on one side. A shuttered six-over-six sash window invites natural light in, and a cast-iron fireplace warms the space. Slate tiles with underfloor heating continue across the entire ground floor.



Adjacent is an intimate dining area with exposed timber beams and a cast-iron fireplace. Beyond, the kitchen has contemporary units with bespoke plywood doors and worktops and a white-tiled splashback. Integrated appliances include a Smeg electric hob and oven, and a Hotpoint dishwasher. A fitted larder and open shelving provide additional space for storing all the essentials. A skylight above floods the space with natural light, amplified by a second smaller window to the south-facing garden.

A bright bathroom is at the rear, fully tiled and equipped with a large shower over bath and contemporary fittings.

From the sitting room at the front, a split butterfly staircase ascends to the sleeping quarters on the first floor, where acoustic wall soundboards contribute a quiet environment and ensure optimal insulation.

Set beneath high-vaulted ceilings, the largest bedroom is at the front. A pop of colour is provided by a green-and-pink wallpapered headboard in a floral motif. White-painted beams and brickwork are paired with stripped floorboards underfoot for a subtle but elegant feel. The second bedroom is at the rear, with a skylight and south-facing views over the garden.

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### *The Great Outdoors*

A well-maintained garden at the front, filled with Mediterranean-inspired greenery and complete with a small outdoor seating area, creates an inviting impression on arrival.

Behind the kitchen is a south-facing rear garden. Enclosed by a combination of brick walls, timber screens and established trees, it has a private, secret garden-like feel. At the back, a gravelled area can accommodate opportunities for sitting or lounging in the warmer season.

### *Out and About*

College Road weaves its way between Dulwich Village and Crystal Palace; as a result, much of south-east London's brilliance is within easy walking or cycling distance. Dulwich College is moments away and has a sports club and swimming pool - residents of Pond Cottages are offered free membership for use in the mornings and evenings.

The area is surrounded by greenery, with Dulwich Park, Belair Park and Sydenham Woods all close by. Crystal Palace Park is a 13-minute bike ride south.

Dulwich Picture Gallery, England's first purpose-built art gallery designed by the Regency architect Sir John Soane, is a 10-minute walk away. It runs a brilliant programme of exhibitions and events and has a delightful café. The Horniman Museum and Gardens in Forest Hill is also easily reached.

The restaurants and cafes of Dulwich village are close by, including Gail's, The Proud Sow butchers, and Redemption Roasters.

Lordship Lane is only slightly further afield and has some wonderful independents, including Mons cheesemongers and Franklins pub and restaurant, along with a Picturehouse cinema.

There are well-renowned schools locally, in both the state and private sectors. Dulwich College is on the doorstep, while Alleen's and James Allen's Girls' School are both easily reached.

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Sydenham Hill station is a 15-minute walk from the house and runs services to Victoria in 16 minutes, Blackfriars in 20 minutes, and City Thameslink/Farringdon in 22 minutes. West Dulwich station is also close by, with trains to Victoria in approximately 13 minutes.

Council Tax Band: F

For more inspiration, why not look to The Modern House's guide to Dulwich?

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## *About*

Inigo is an estate agency that specialises in selling marvellous historic homes, believing that a beautiful home is a pleasure that never ages. We connect discerning individuals with extraordinary spaces, no matter the price or provenance. Covering urban and rural locations across Britain, our team combines proven experience selling distinctive homes with design and architectural expertise.