

THE MODERN HOUSE



Sold

Dunstans Rd, London SE22

A new-build eco-house with fantastic lateral living space, situated in a leafy and quiet East Dulwich location. The property is offered for sale off-plan, and the purchaser has the chance to choose the internal layout (see floorplans for three alternative layouts).

The house is one of a pair designed by award-winning architects Hampson Williams. Named Hide & Seek, they are semi-detached and have shared use of a private access road. This particular house, Hide, measures approximately 1,870 sq ft (172 sq m) internally, and has an off-street parking space, courtyard gardens and a roof terrace.

The majority of the proposed accommodation is set over the ground floor, including three bedrooms – all with en-suite bathrooms – a large open-plan kitchen and reception room, and a guest shower room / WC. On the first floor is a second reception room, with access to a decked terrace. Two alternative layouts are available, one of which provides four bedrooms rather than three – see the floorplans for details.

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The house makes use of sustainable materials such as Western Red Cedar cladding, timber-frame construction and extensive sedum roofs. A combination of very good insulation, underfloor heating and a mechanical heat-recovery ventilation system ensures that annual running costs are kept to a minimum.

Interior features include frameless double-glazed rooflights, a staircase with oak treads and frameless glass balustrades, recessed low-energy lighting, engineered hardwood floors (carpeting alternative available), ceramic tiles on the bathroom floors, built-in wardrobes in the bedrooms, and TV cabling in all living rooms and bedrooms. The house comes with a 10-year NHBC Buildmark Guarantee.

The walled site, previously used for residential garages, is surrounded by mature trees and gardens that help to provide privacy. It is accessed via a private driveway between two houses on Dunstans Road. Nearby Lordship Lane has a broad range of independent shops, bars and restaurants including the celebrated Franklins (a restaurant and farm shop). The open spaces of Dulwich Park and Peckham Rye are within walking distance. Numerous local buses go directly into central London. East Dulwich and Honor Oak Park stations offer direct services to Canada Water (12 minutes), London Bridge (14 minutes) and Victoria (34 minutes). There are a range of good state and independent schools in the area, with the Goodrich Community Primary School just 300m away.

BUILD SPECIFICATION

General Construction Features: Choice of three- or four-bedroom cellular or open-plan layouts Timber-frame construction from sustainable sources Western Red Cedar cladding with Non Com fire treatment Low-maintenance sedum roof system Well insulated with low projected running costs Frameless double-glazed rooflights Feature staircase with oak treads, frameless glass balustrades First-floor roof terrace with cedar decking and glass balustrades

Plumbing and Electrics: Whole house mechanical heat recovery system Air-to-air heat exchanger available as an optional extra Underfloor wet heating to all rooms Electric chrome towel rails to all bathrooms Domestic fire sprinkler and smoke alarm system Recessed low-energy lighting to all rooms TV cabling to all living and bedrooms

Finishes: Engineered hardwood floor Carpeting alternative available Ceramic tiles to bathroom floors White matt finish to all walls and ceilings Bespoke internal doors and chrome hardware Built-in wardrobes to all bedrooms

Bathrooms: Ceramic tiles to walls and floors Duavit white sanitary ware Hans Grohe taps and thermostatic showers

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Kitchen: Choice of contemporary high gloss base and wall units Choice of contemporary Corian or stone worktops Stainless-steel inset sink, drainer and mixer tap – Large five-ring gas hob Concealed integrated cooker hood Integrated electric double oven Integrated dishwasher Integrated fridge and freezer

Outside: Cedar decking to the building perimeter and large terrace area Landscaped Japanese-style gardens Permanent composting and wormery Dedicated off-road parking space for each property External security and mood lighting Electric bollard with traffic-control sensors Resin-bonded shingle drive

Ten-year NHBC Buildmark Guarantee

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About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.