

# DOMUS NOVA



College Road, SE21  
£8,750,000

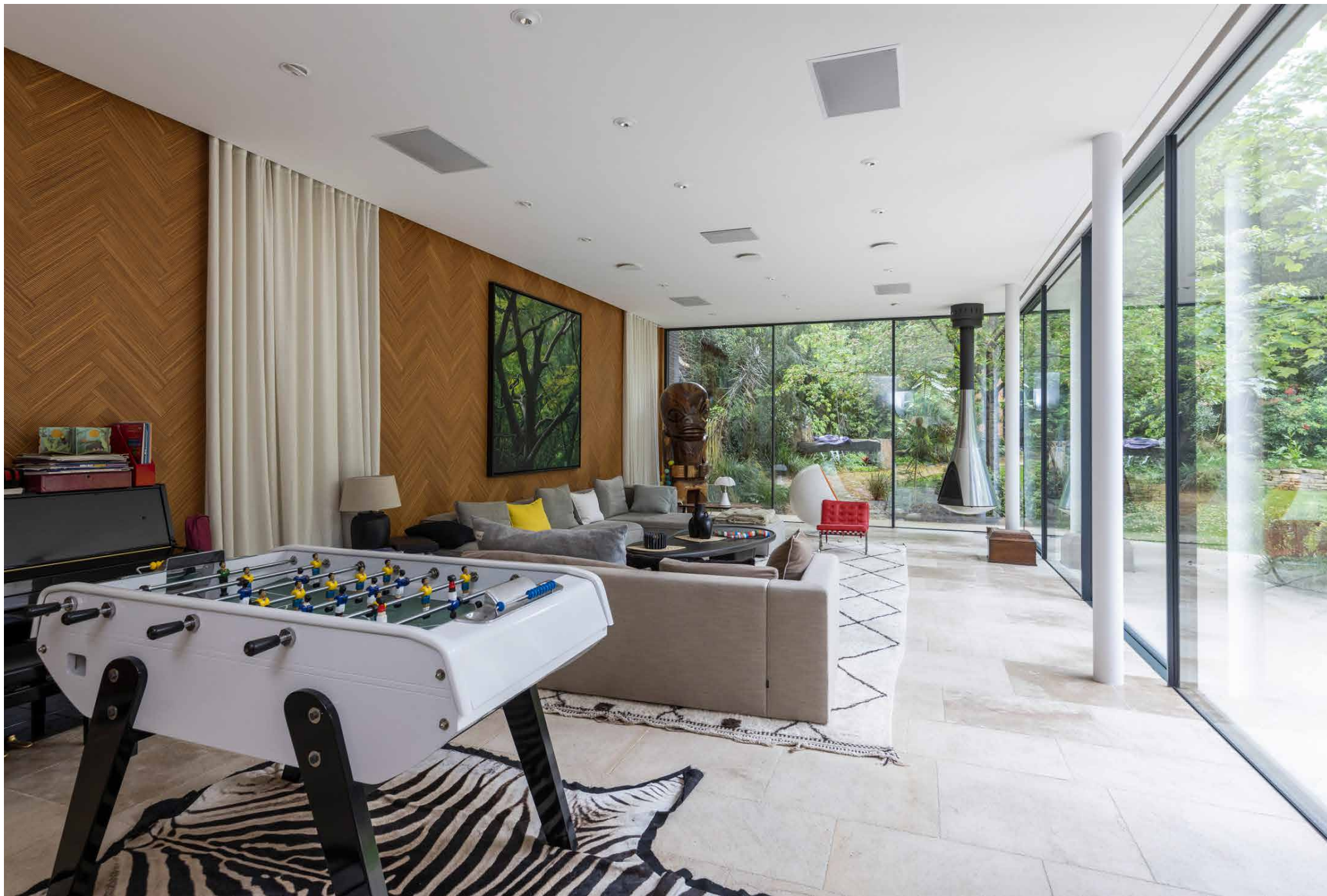


Tucked behind a gated driveway just off College Road – opposite the Dulwich Picture Gallery and moments from the park – Park House reveals itself gradually. Mature trees frame the approach, while the house itself rises in dark brick, timber and vertical glazing: a bold silhouette softened by its natural surroundings.

Step inside and the scale expands. A full-height, three-storey atrium brings a sense of light and vertical rhythm, with floor-to-ceiling glazing continuing the connection to the outdoors. To the left of the entrance, the kitchen is elevated by design details that go beyond the functional: bright shaker cabinetry meets brass pendant lights and high-spec appliances. The culinary setting is softly raised, lending a welcome sense of separation, while a breakfast bar makes way for easy mornings. Steps descend to the main reception space, where stone tiles sweep to the edge of the garden-facing glass wall. A feature wall of herringbone wood and a suspended mid-century fireplace bring warmth and tactility.

Recreational areas continue across the home. Opposite, a second living room offers a cosier corner to retreat – complete with a study tucked behind – while a dedicated playroom on the second floor spills out onto a roof terrace overlooking the garden. Below, the entire lower-ground floor is reserved for wellness: relax and reset with an indoor swimming pool, sauna and gym.

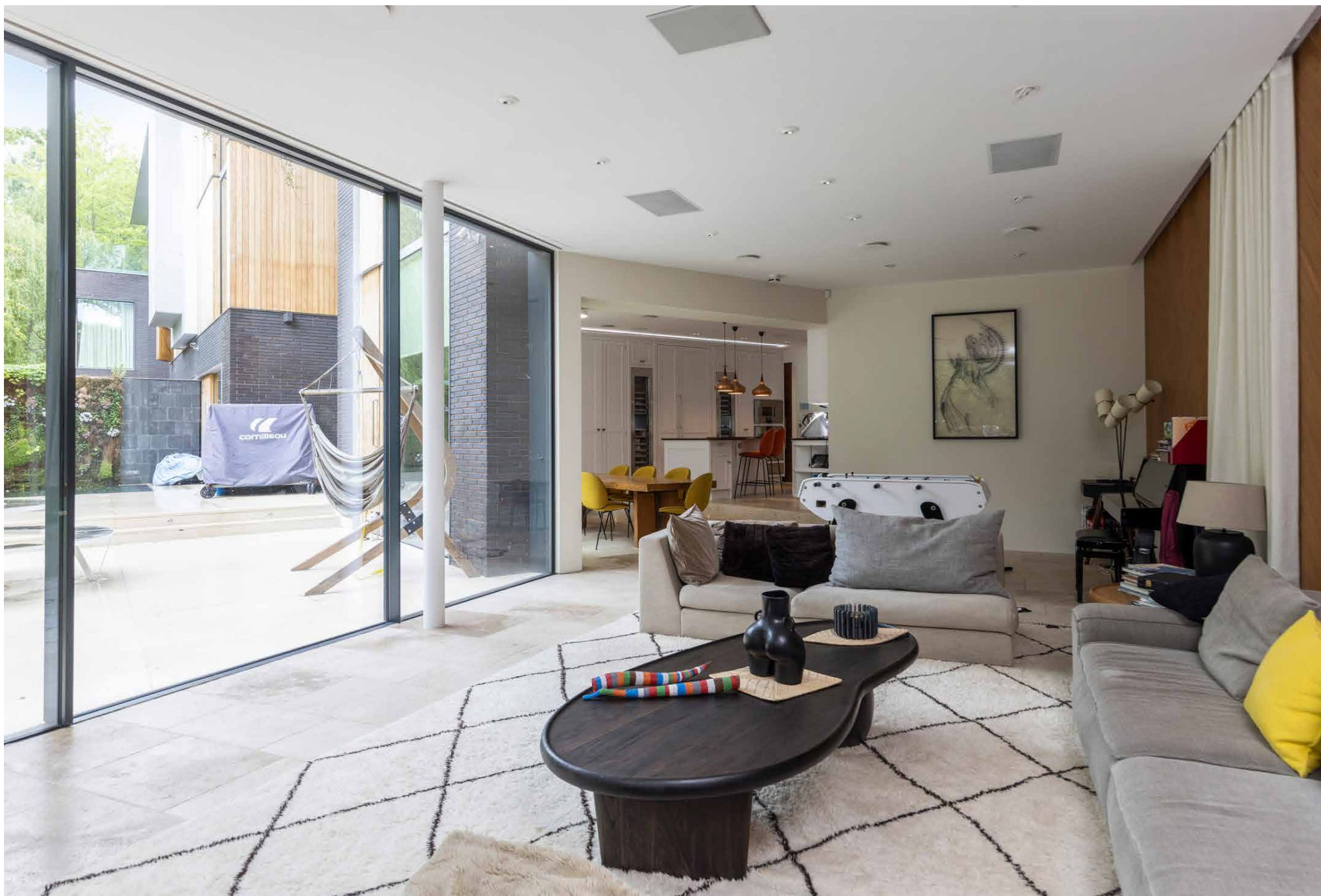
Outside, the garden is expansive and inviting, with immediate patio space made for entertaining. A wide stretch of lawn is bordered by mature planting and dotted with towering trees, featuring a garden studio that can flex between office or creative space or guest room.





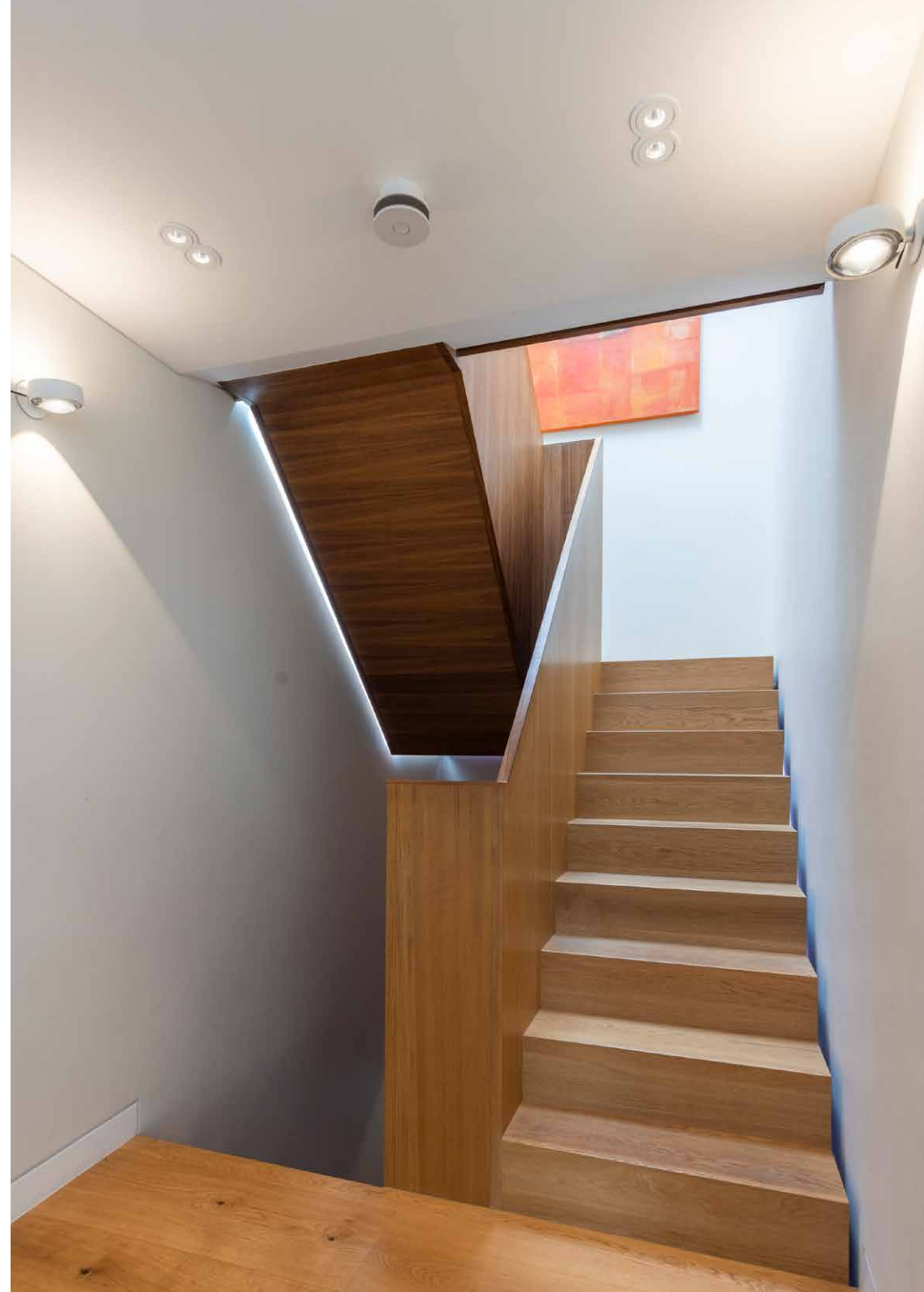


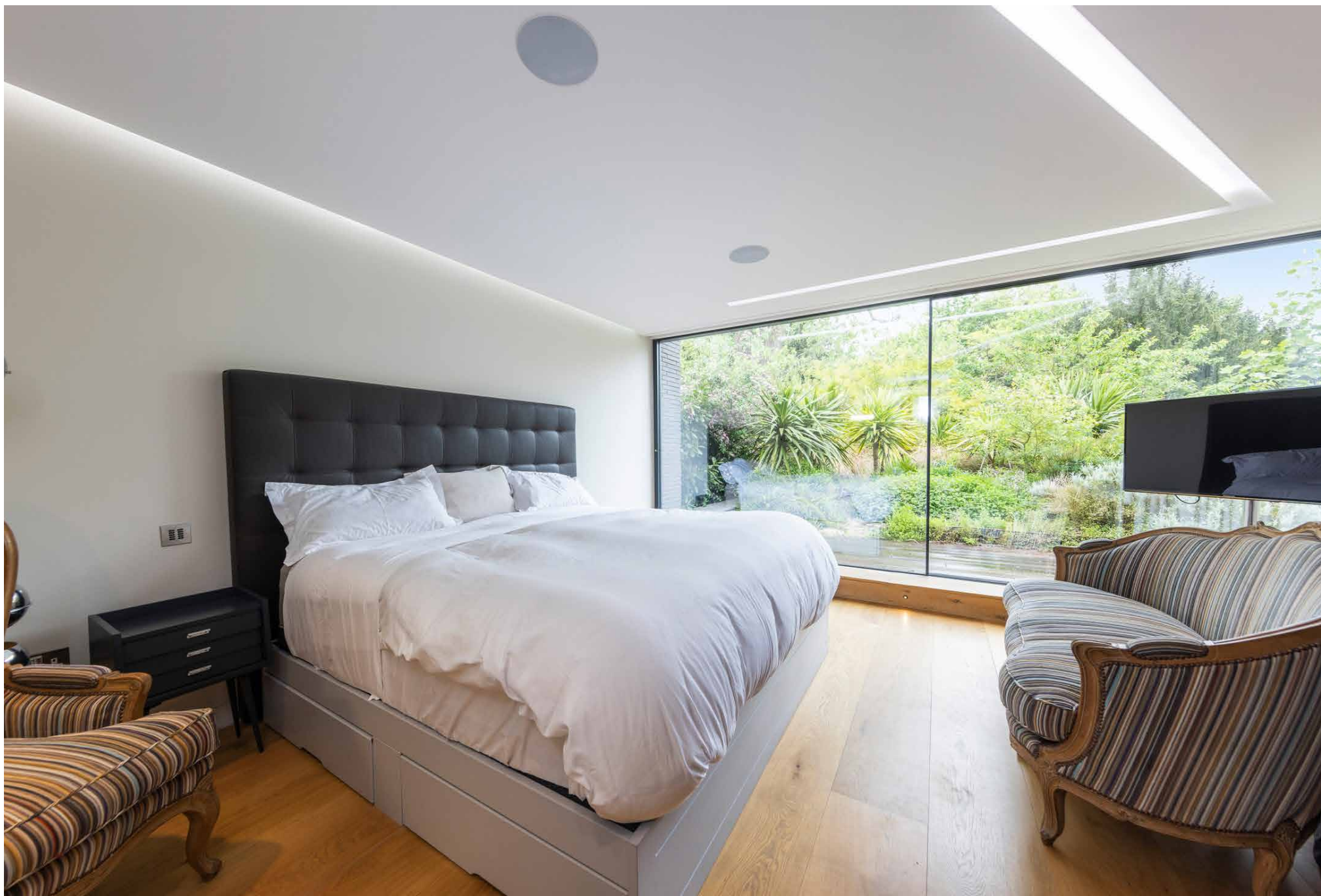






Upstairs, the principal suite is serene and restrained, wrapped in soft neutrals and natural light, with an en suite bathroom that pairs a freestanding tub with a rainfall shower. Three further bedrooms on the first floor each benefit from en suites, one of which includes a dedicated dressing room. Two additional bedrooms on the second floor are served by a creatively designed family shower room.

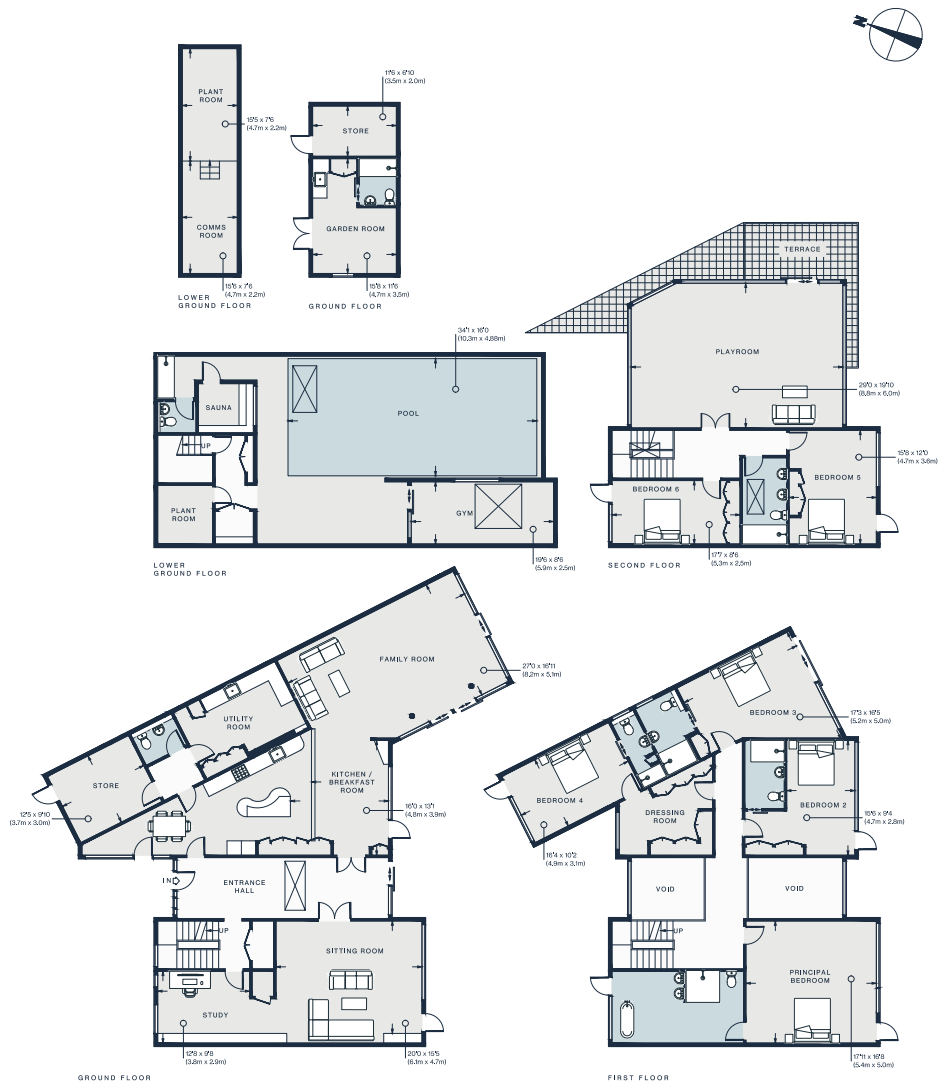












Approx. Gross Internal Area = 5,973 sq ft / 555 sq m

Floor plans are for illustrative purposes only and not to scale. Compliant with RICS code of measuring practice.  
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## Property Details

Open-plan eat-in kitchen, dining and reception room  
Reception room and study  
Spacious playroom with private terrace  
Principal bedroom suite  
Three guest bedroom suites  
Two further bedrooms  
Shower room  
Swimming pool, sauna and gym  
Large private garden  
Versatile garden studio  
Utility room  
Storage room

Approx. 5,973 sq ft / 555 sq m

EPC=C

Tenure: Freehold

Council Tax Band: H



## Location

Set in leafy Dulwich – a community-minded setting with a village-like feel – College Road offers a rare combination of calm and access. Opposite the Dulwich Picture Gallery and just moments from the area's namesake park – complete with a lake and café – the location balances cultural appeal with everyday ease. Dulwich Village is a short stroll away, home to independent gems like Proud Sow butchers, Redemption Roasters and Village Books. For a livelier scene, Lordship Lane is a 15-minute walk, where neighbourhood favourites like Franklins, La Cave du Bruno and East Dulwich Picturehouse line the street. Families also benefit from proximity to some of London's most sought-after schools, including Dulwich College, Alleyn's and JAGS.

West Dulwich - 11 mins (Southeastern)

North Dulwich - 13 mins (Southern)

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sales@domusnova.com  
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