



PARK HOUSE | AMBLECOTE ROAD, LONDON, SE12

AUCOOT



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GUIDE PRICE

£1,500,000

- Detached family home
- Designed by 31/44 architects
- Exceptional design detail
- Four double bedrooms
- Views over Parkland
- Gated entrance and ample parking
- Sustainable design
- Turn-key living
- No forward chain

DESCRIPTION

Built in 2017, this modern home was conceived as a warm, family house, set against a verdant woodland backdrop and bordered by the gently flowing stream of the River Quaggy and the parkland beyond. 31/44 responded to the bucolic setting by using rectilinear brick forms and generous expanses of frameless Velfac glazing to create a calm, minimalist home that remains closely connected to its natural surroundings.

Will Burges, one of the architects at 31/44 who worked on the project, recalls, "The brick volumes reflect the arrangement of spaces within – there are four main spaces around a cruciform of hallway and circulation. We like the idea that the rooms were sculpturally expressed and visible in the façade. The prominent chimney recalls some historic houses where a gable would be dominated by a tall chimney-stack – particularly during the Arts and Crafts period."

Reached via a long private driveway and set behind a secure gate, the home sits centrally within its plot, allowing gardens to unfold to both the front and rear. The grounds include secure storage, an EV charger and a screened bin store, all bordered by mature trees and ornamental grasses.

The frontage of the home features a deep front porch along with two seating areas and a pond filled with koi fish. Inside, a dramatic double-height entrance hall sets the tone on arrival, bathed in natural light from a large rooflight above and encompassing a vibrant mural by artist Emma Jones. From here, the ground floor unfolds around the distinctive cross-shaped hallway, organising a sequence of beautifully considered living spaces, with a central skylight drawing light in. Generous windows frame leafy

outlooks, allowing shifting light and shadow to animate the interiors throughout the day, while carefully placed planting blurs the boundary between inside and out.

The material palette highlights oiled oak timber, pale oak flooring and large-format grey Mosa ceramic tiles to create a calm, cohesive feel. In the kitchen, bespoke oak-veneered plywood cabinetry conceals integrated appliances, with a central island serving as the room's focal point. Expansive doors extend the connection to the garden, flooding the space with natural light, while pendant lights hang above the dining table, one of two areas designated for entertaining at the rear of the plan. The spacious front reception room evinces a mid-century feel with an in-built wood-burning stove stretching upwards to emphasise the striking double height ceilings. There is also a handy utility room, storage for coats and bags as well as a wet room with WC on this floor.

Ascending to the first floor, the generous principal bedroom suite offers ample storage and a Tuscan red-painted shower en-suite. Three further bedrooms are finished in vibrant hues and share an immaculately presented bathroom. The galleried staircase is softened by suspended planters, adding touches of greenery throughout the home.

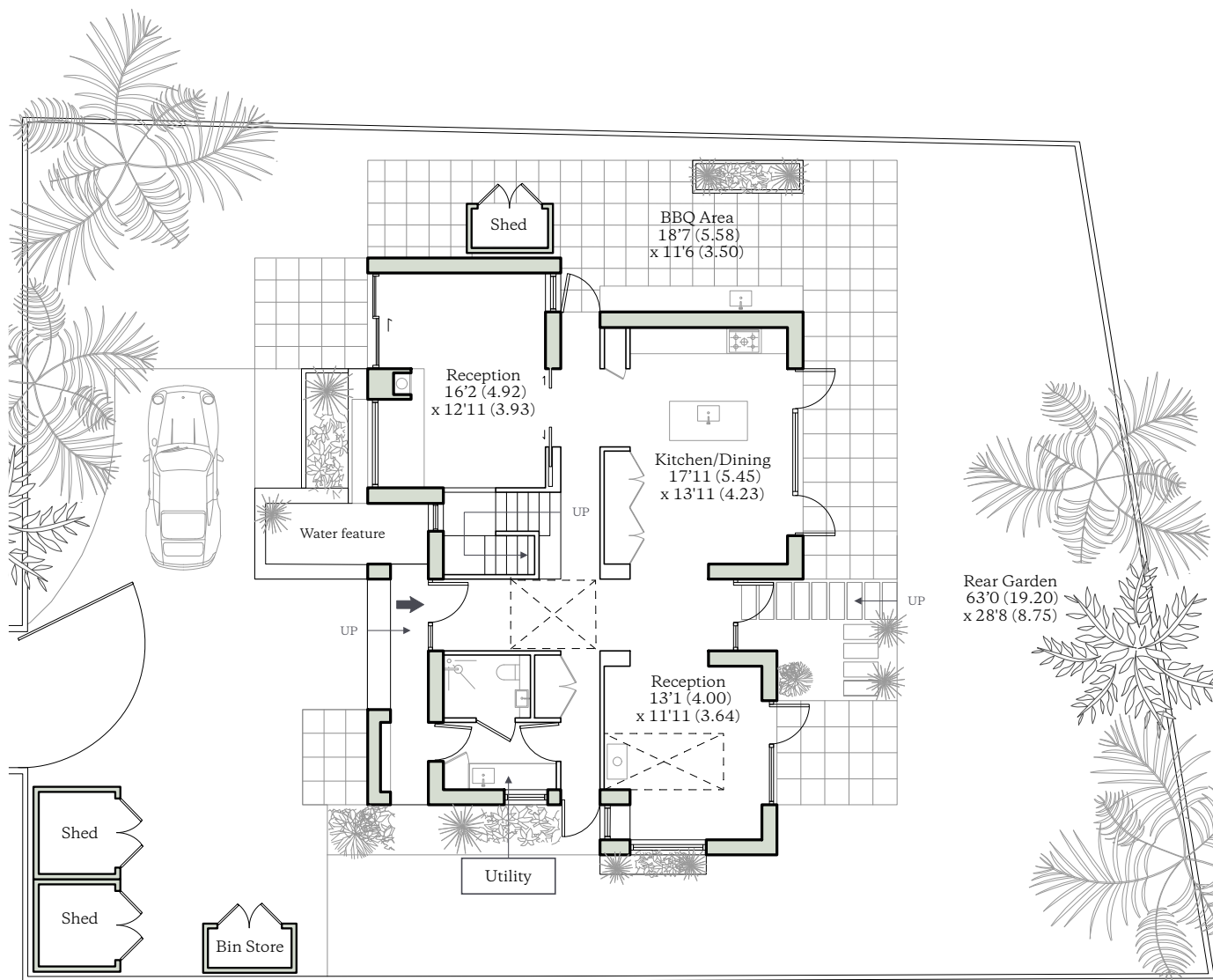
Outside, the gardens, inspired by the work of John Brookes, are thoughtfully arranged into distinct outdoor 'rooms'. Picture windows frame views of the landscaped setting, designed with family life in mind, including a dedicated play area with a sunken trampoline and a tree swing. The garden also can accommodate a keen home cook, with space for planters to fill with vegetables and herbs, as well as a barbecue, Kamado Joe and pizza oven.



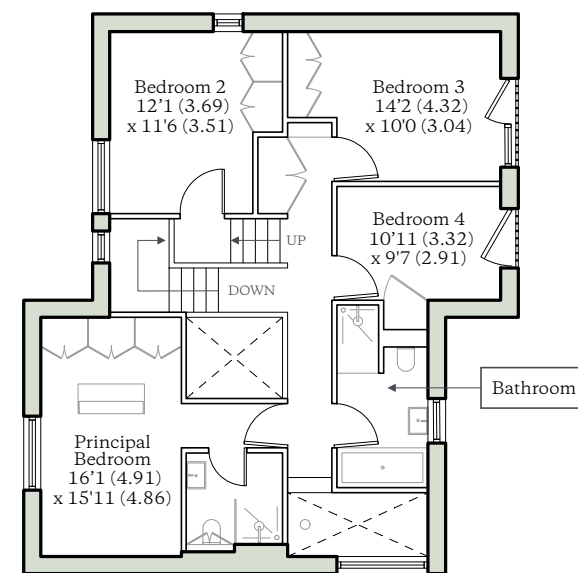








GROUND FLOOR



FIRST FLOOR

PARK HOUSE

Approx. Internal Area=1920 sq. ft / 178.4 sq. m

Approx. External Area=4531 sq. ft / 421 sq. m

For identification only - Not to scale

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