

A house for all seasons

**Woodland living on
the Dulwich Estate**
By Frances Ambler
Photography James Balston



"It's the perfect house for relaxing by the fire in the winter, or sitting out and enjoying the summer." Sarah Hamilton is convincing me of the year round pleasures of living in Peckarmans Wood. I don't need much persuasion. The home of Sarah – an artist and designer – and her husband and son is part of the Dulwich Estate, a leafy corner of south east London and a favourite of the *MidCentury* team.

Sarah's house exemplifies how, with careful custodians, the Dulwich Estate homes can be stunning showcases for mid-century style. When Sarah found it, simply while trawling through estate agent's sites, it had been empty for five years and was in need of someone with the imagination to see its potential. "It was disgusting", Sarah admits, "but I knew it was beautiful underneath – I loved the shell of it". Seven years later, the home may look effortlessly warm and welcoming but, in fact, is the result of a year's intensive renovation.

Although she knew of the Dulwich Estate, Sarah had been unaware of the Peckarmans Wood site before seeing this property. These houses, designed in 1963 by Malcolm Pringle for Austin Vernon and Partners, are another interesting design variant in the properties built across the estate. From the unassuming entrance – "like a holiday



Previous: hallway landing, with view into the sitting room; wallpaper by Margo Selby; reupholstered vintage telephone bench from Do South, Crystal Palace. Above: external view from front.

