

Hamptons

INTERNATIONAL



Woodborough Road, London, SW15

7  5  6 

GUIDE PRICE

£4,250,000
(£4,250,000)

Property details



Key features

- **Edwardian Family Home**
- **West Putney**
- **Period Features**
- **5584 Sq Ft**
- **Seven Bedrooms**
- **Six Reception Rooms**
- **Five Bathrooms**
- **South West Facing Garden**
- **Swimming Pool**
- **Driveway Parking**

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Description

A substantive Edwardian family home in the heart of the highly regarded West Putney. Quietly positioned in a well-established corner of West Putney, Woodborough Road is an imposing Edwardian family home, boasting period features and extensive accommodation to an exacting scale. The house offers an impressive central entrance hall which really welcomes you to the family home with views taking you through the home to the garden. Leading through to a double reception room with impressive high ceilings and fireplaces. The kitchen offers extensive workspace and is complimented by a separate larder. Enhancing this family space is an orangery and a useful home office – perfect for either home working, or homework. The home office also benefits from its own private entrance. To the side of the house is a large utility room, with a secondary cloakroom and garden store/pump room as well as access to the garden. An internal door provides access to the internal garage with doors to the front driveway large enough for several vehicles. The upstairs accommodation provides seven bedrooms and five bathrooms set over two levels. The accommodation continues with a well-designed layout, including a downstairs cloakroom. The basement level of the house adds further flexibility to the living accommodation, with a storage room, family room and a room ideal for a home gym. The sweeping staircase carries the eye to upper floors creating an inviting experience when you immediately enter the house. The hallway benefits from a cloakroom, then leading through to a generous drawing room and curved bay window, to the rear of the house there is an open plan kitchen entertaining space – the heart of the home, with doors opening to the rear gardens. Upstairs, the house boasts a vast principal suite, which offers a peaceful retreat privately positioned at the rear of the house, with two walk-in wardrobes, and a generous en-suite bathroom. With the substantial windows flooding the room with natural light they also provide beautiful views over the garden and greenery in the park beyond. There are three additional bedrooms on the first floor along with a contemporary family bathroom. On the second floor, three double bedrooms one of which enjoys an en-suite whilst the others benefit from a stylish family bathroom. The floor offers flexible accommodation for any family setup; perfect for young children and guests as well as private office spaces. Not to mention the extensive eaves storage. Within the gardens, the house very much comes into its own, with a mature, and highly private, 83 ft. garden, embracing the desirable south westerly elevation. The gardens have been well designed and landscaped, providing a wonderful blend of both formal, and entertaining spaces, along with the enviable, yet rare, benefit of a swimming pool. An additional rarity would be the direct and secure access to Pleasance Park, a feature enjoyed by many of the custodians of this house. The lime trees provide a real sense of privacy, and the magnolia tree provides a real sense of peace, with the irrigation system the maintenance would be effortless. Entertaining in this space would be a delight with the two separate patio areas and outdoor lighting, the swimming pool also includes a removable decking cover to create flexibility. Further privacy is sought from the frontage of the house, where the driveway provides off-street parking. Situation Woodborough Road is an established residential road in the heart of West Putney, lined with detached period houses. There are amenities along Upper Richmond Road, and in turn Putney High Street, and the green spaces of Barnes and Putney Common are to the north of the house, with Putney Heath to the south. Bus routes run along Upper Richmond Road towards Putney High Street and beyond, or Sheen and Barnes. Mainline train services can be found at Putney mainline station (0.9 mile) or Barnes (0.6 mile), with district line underground services from East Putney (1.2 mile). Property Ref Number: HAM-66834



























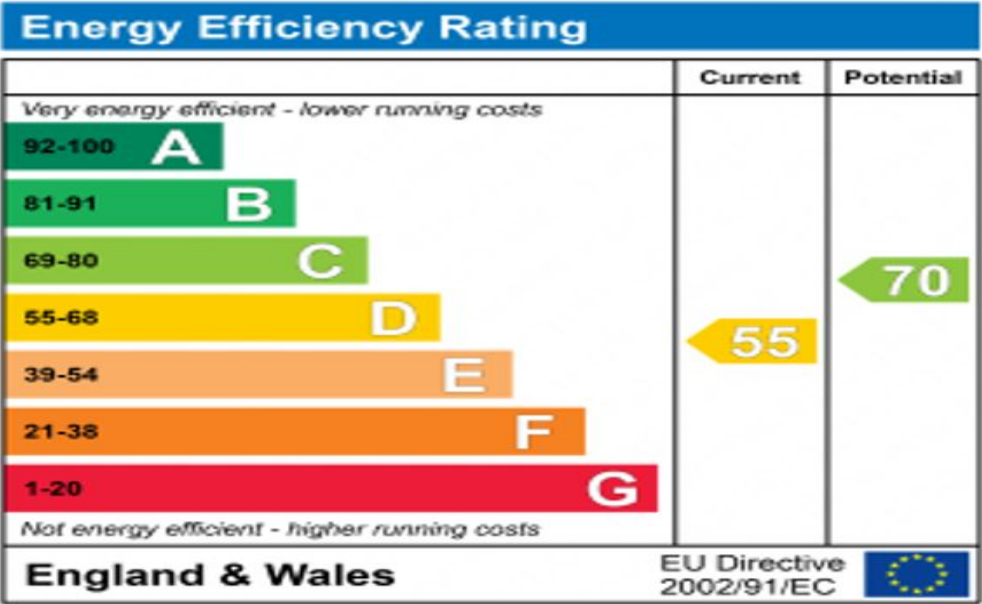












Floor plan

APPROXIMATE INTERNAL

Approximate Gross Internal Area (excluding reduced headroom / eaves storage & store) = 5027 sq. ft. (467.2 sq. m.)

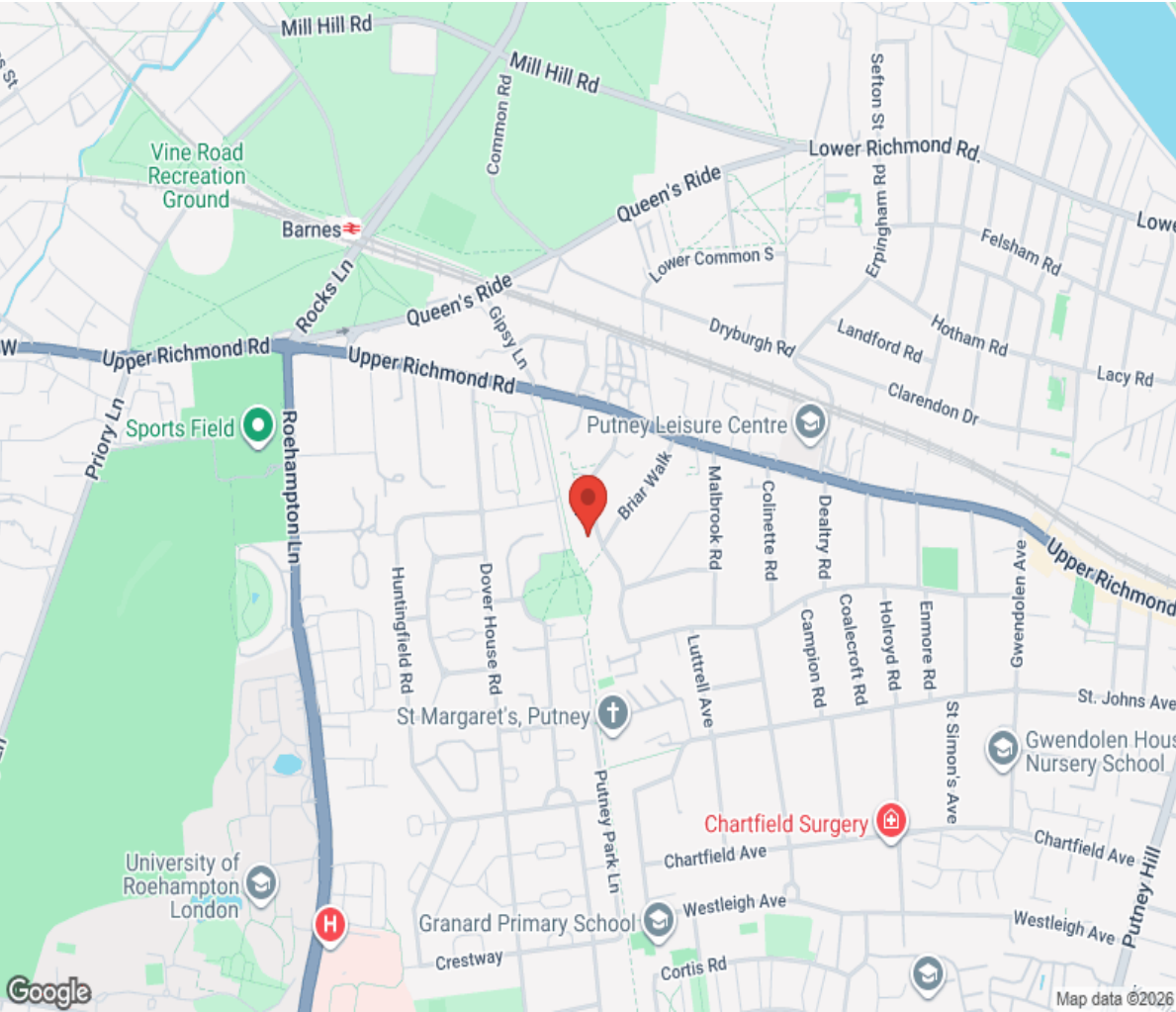
Reduced headroom / Eaves storage & Store = 557 sq. ft. (51.8 sq. m.)

Total = 5584 sq. ft. (519.0 sq. m.)



Drawn for illustration and identification purposes only

Location



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