

Roedean Crescent,
Roehampton
SW15







An exceptional opportunity to acquire a significant family house.



Guide price: Available on request

Tenure: Freehold

Local authority: London Borough of Wandsworth



The property is arranged over three floors and measures close to 6,400 sq ft of accommodation. The current owners have extended and developed the house to create an extraordinary space, with a focus on open plan living and areas for the family and guests to enjoy. The house has a gated driveway providing off street parking for a number of cars, and a landscaped frontage.

On entering the property your eye is instantly drawn to the high ceilings and wonderful glass features to the rear of the property, which provide an abundance of natural light to flow through the house. You also catch a glimpse of the garden and 'green views'.

The volume of the hallway is impressive and there are spacious rooms located on both sides of the house. The open plan kitchen/ dining and family room has a bespoke fitted kitchen and an array of fitted appliances, and main reception room is equally spacious, with attractive views to the west-facing garden.



The ground floor further benefits from a pantry/utility room, cloakroom and a self contained ground floor studio which is currently used for the housekeeper.

The first floor provides three large well proportioned bedrooms, all with en suite bathrooms. Two of these rooms benefit from views to the garden and the common. The elegant principal suite has a large dressing room and bathroom with double vanity unit. A study completes this floor.

There are two further bedrooms on the top floor and two bathrooms, with a large amount of storage and generous space, creating a great floor for children or visiting guests.

The west-facing garden to the rear is a stunning feature and has been well maintained and managed by the current owners. There are some beautifully mature trees, which provide a feeling of being in the country side as well as many plants and shrubs.



One of the key attractions to this location for families looking to relocate from central London and overseas is the access to numerous first class schools including Ibstock Place (0.4 mile), The Harrodian (2.1 miles), St Paul's & St Paul's Juniors (3.0 miles), Kings House (2.2 miles), The Old Vicarage (4.4 miles), Tower House (0.9 mile) along with many others.



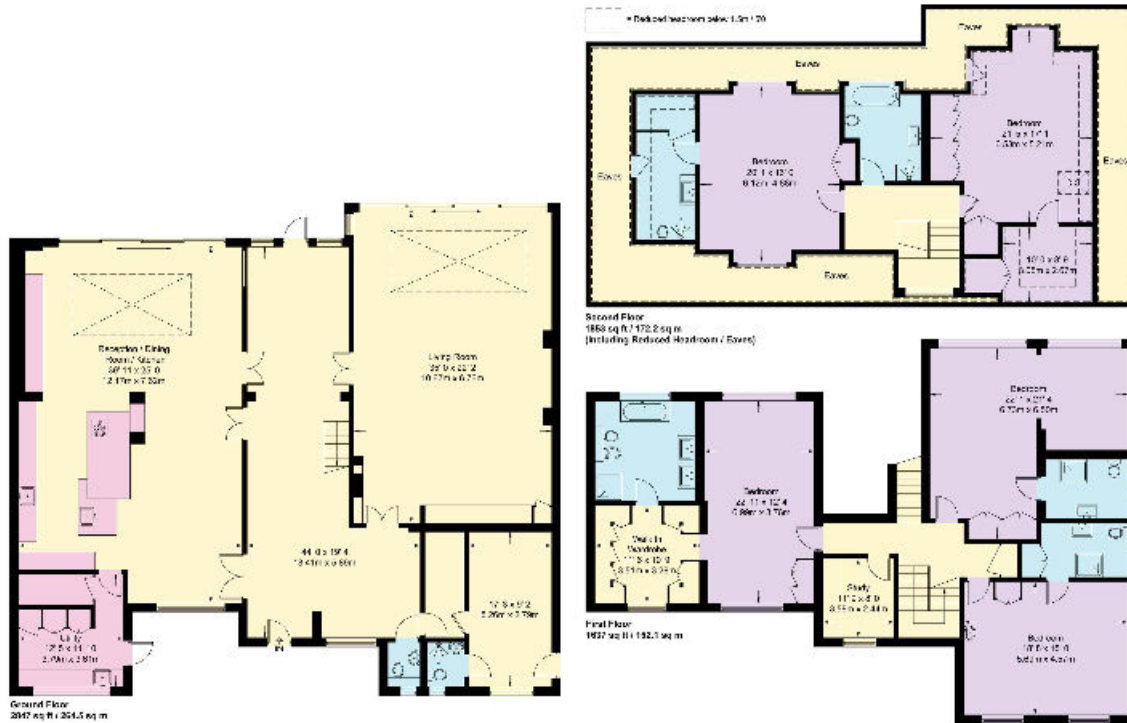


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**Approximate Gross Internal Floor Area
588.8 sq m/6,337 sq ft**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars



Location

The house is only moments from the wonderful open spaces of Richmond Park (0.2 mile), a Royal park extending to approximately 2,500 acres. There are numerous recreational opportunities found within the park including horse riding, polo, golf, rugby cycling and running to mention a few.

Richmond (2.6 miles), Barnes (1.9 miles) and Putney (2.3 miles) are all close to hand and offer a wide range of amenities.

Transport

Barnes offers the closest rail station and provides a quick link in to Waterloo. The West End of London is also accessible by car, and Heathrow is approximately 12 miles from the property.

*All timings and distances used in this brochure are approximate.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated May 2021. Photographs and videos dated May 2021.

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