



SW17 / FREEHOLD

THIS SPECTACULAR ONE-OF-A-KIND DOUBLE-FRONTED SIX-BEDROOM VICTORIAN FAMILY HOME HAS BEEN ARCHITECTURALLY DESIGNED TO THE VERY HIGHEST OF STANDARDS TO CREATE A UNIQUE AND STATE-OF-THE-ART HOUSE IDEAL FOR MODERN DAY FAMILY LIFE. SET IN BELLEVUE VILLAGE, WISETON ROAD IS A SOUGHT-AFTER ADDRESS JUST OFF BELLEVUE ROAD WITH WANDSWORTH COMMON ON THE DOORSTEP. THE AIR-CONDITIONED PROPERTY OFFERS OVER 5,000 SQ FT OF ABOVE GROUND ACCOMMODATION ARRANGED OVER THREE FLOORS, BOASTING EXCEPTIONAL LATERAL LIVING SPACE AND A SEPARATE AND SELF-CONTAINED SUMMER HOUSE/ANNEXE, WHILST RETAINING A SIZEABLE WEST FACING GARDEN MEASURING OVER 50FT IN LENGTH AND OVER 43FT IN WIDTH.

Set back from the road behind elegant railings, the property opens onto a large central hallway laid with stunning parquet flooring leading into the substantial kitchen family room that makes the most of the lateral space of the property, running the full width of over 42 ft. The room is incredibly bright thanks to the abundance of Crittal style doors as well as skylights. The reception area here benefits from an elegant marble bio-ethanol fireplace and three sets of French doors opening to the large entertaining patio space and lawned garden. Behind the seating area, fluted Crittal style glass double doors open onto the television snug room with a second fireplace and built-in bespoke storage and cabinetry either side.

Towards the front of the property is a sophisticated reception room with high ceilings, striking painted wood panelling, and twin sash windows which flood the room with light. Off the entrance hall is a fantastic wine room with a 386-bottle capacity, a utility room, and a downstairs cloakroom. The property includes a large garage with a remote-control electronic door with internal access from the kitchen and an electric car charging point, there is also additional off-street parking.



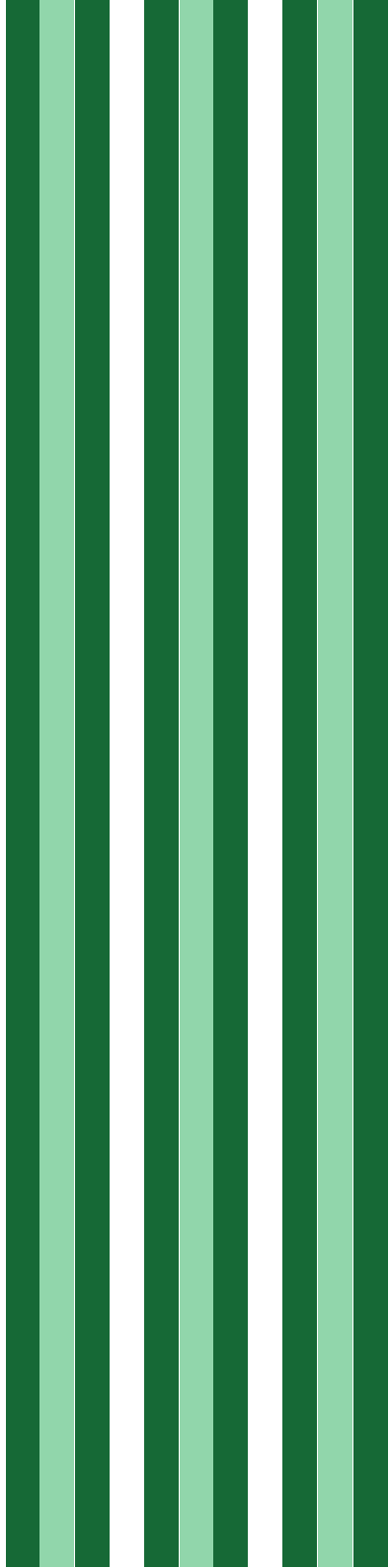




RECEPTION ROOM | TV SNUG ROOM |
OPEN PLAN KITCHEN FAMILY ROOM |
SIX BEDROOMS | SIX BATHROOMS |
DRESSING ROOM | UTILITY ROOM |
WINE ROOM | AIR CONDITIONING |
SMART LIGHTING & HEATING | MULTI
ROOM AUDIO SYSTEM | CCTV

LARGE ENTERTAINING PATIO AND
GARDEN | SUMMER HOUSE/ANNEXE
WITH OPEN PLAN KITCHEN AND LIVING
ROOM | MEZZANINE BEDROOM/OFFICE
SPACE | SHOWER ROOM | GARAGE
WITH ELECTRIC CAR CHARGER | OFF-
STREET PARKING







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The Olive and Barr kitchen has an excellent range of Shaker-style wall and base units, fully integrated Miele appliances, white marble worksurfaces and a large island with breakfast bar. Sonos speakers and air conditioning run throughout the ground floor. The floor-to-ceiling Crittal bi-fold doors open onto the unique west-facing walled garden and the striking summer house/annexe. Beautifully landscaped and planted, the garden provides a fantastic outside space with a great sense of privacy.

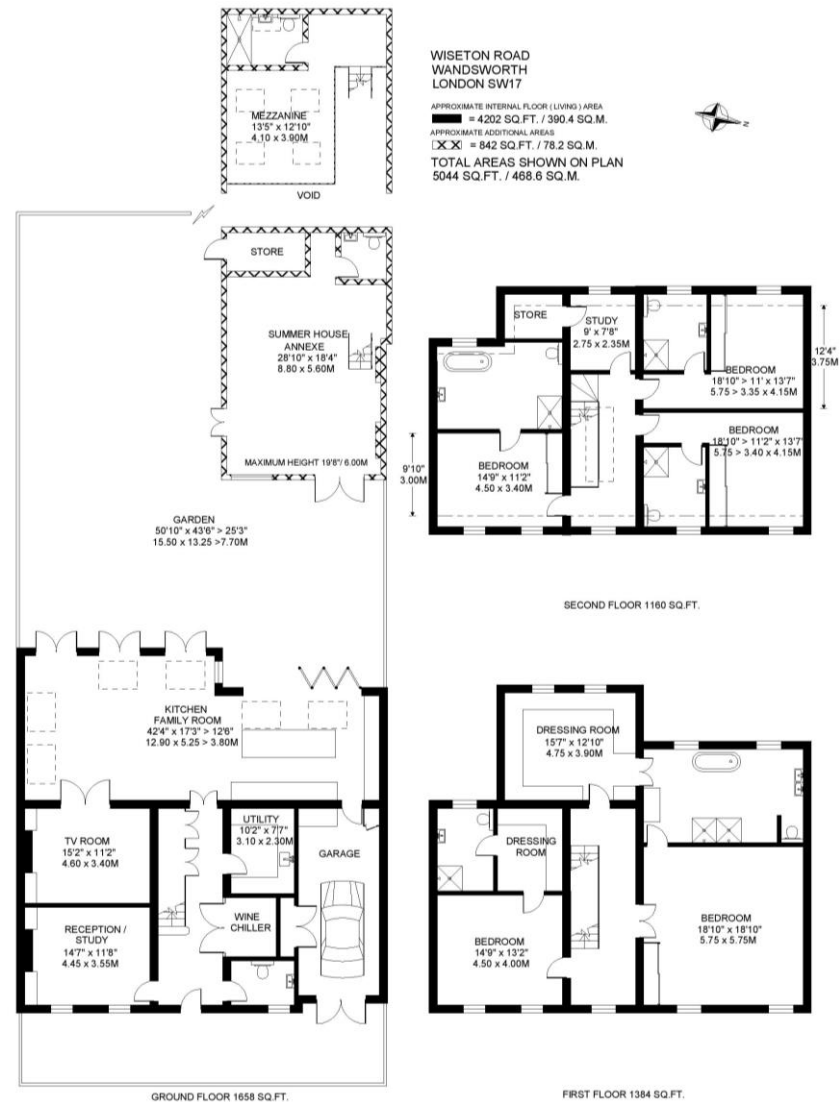
Upstairs on the first floor are two double bedrooms including the expansive principal suite with a luxurious en suite bathroom including a freestanding bath, a double walk-through shower and twin sinks. A sumptuous dressing room off the en suite can also be accessed via a "hidden door" on the landing and has views overlooking the garden. A second suite includes a double bedroom, dressing room with bespoke cabinetry and an en suite shower room. Stairs lead up to the second floor where there are a further three double bedrooms, each with an en suite and built-in wardrobes. A study and extra storage cupboard can also be found on this level.

The two-floor summer house measures approximately 842 sq ft and has been elegantly designed as a self-contained space with a substantial reception area downstairs and spectacular mezzanine above with a shower room adjacent. The flexible space could be used as a bedroom, office or even a gym.

Wiseton Road runs from Bellevue Road to Nottingham Road. The open spaces of Wandsworth Common are just at the end of the street and there is a fantastic selection of boutiques, coffee shops and restaurants nearby. Transport can be found at Wandsworth Common Overland with its fast links to Victoria and there are several popular state and private schools within easy reach, subject to catchment and entrance each year.

Council Tax Band: G | EPC: D | Tenure: Freehold





FLOORPLAN DRAWN PRIOR TO COMPLETION OF BUILDING WORKS

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All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
Where a room has a sloping ceiling, the dotted line marks 1.5m height, and the measurements are shown at floor level.

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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