

Winkworth

Stonehouse Cottage, Gressenhall Road, London, SW18 1PJ





Stonehouse Cottage, Gressenhall Road, London, SW18 1PJ



An exceptional opportunity to acquire a late Victorian converted coach house/stable, with ample potential for modernisation and situated in this tranquil, residential East Putney location.

The property, set back from the road, is approached over the stable courtyard and is set within a very large plot, approximately a third of an acre. The house was built around 1900 and offers an enviable, secluded and private location, perfect for family living. It has not been on the open market in 75 years.

The exterior of the property offers a large arched integral porch, opening to the generous galleried entrance hall. The entrance hall leads to the spacious reception room with fireplace and casement doors, affording direct access to the mature 105 ft. West-facing rear garden. There is a good-sized kitchen with plenty of fitted cabinetry and large walk-in larder. The separate dining room, affords garden views, perfect for formal entertaining. The ground floor is complemented further with a separate WC.

The upper floor offers flexible family accommodation with three double bedrooms and a fourth single bedroom/study area, complemented by a spacious family bathroom.

Stonehouse Cottage, Gressenhall Road, London, SW18 1PJ



Boasting space and historical features, including the original stable door, the property previously featured in July 1951's issue of the Ideal Home magazine. Gressenhall Road is situated off West Hill Road, close by to the amenities of both Putney High Street, Wandsworth Town and Southfields, and is within easy reach of Putney Mainline Station (National Rail), East Putney Underground Station (District Line) and Southfields Underground Station (District Line) offering swift West End and City communications. Hyde Park Corner, of which is only 4.2 miles in distance, can be easily accessed using the surrounding transport links. Additionally, Clapham Junction is a short bus ride. Putney High Street, Wandsworth Town and Southfields offer excellent multiple and specialist shopping facilities. Motorists are equally well served by the nearby A3.

Stonehouse Cottage, Gressenhall Road, London, SW18 1PJ



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92+) A	
(81-91) B	
(69-80) C	
(55-68) D	69
(39-54) E	
(21-38) F	25
(1-20) G	
Not energy efficient - higher running costs	
England, Scotland & Wales <small>EU Directive 2002/91/EC</small>	

Features

Galleried Reception Hall, Reception Room, Kitchen, Dining Room, Separate WC, Four Bedrooms, Family Bathroom, 97 ft Front Garden, 105 ft Rear Garden.

Internal area

Total 2368 sq ft/ 220 sq m

Plot size

**Total 191 ft x 100 ft
Approx 1/3-acre plot**

Freehold

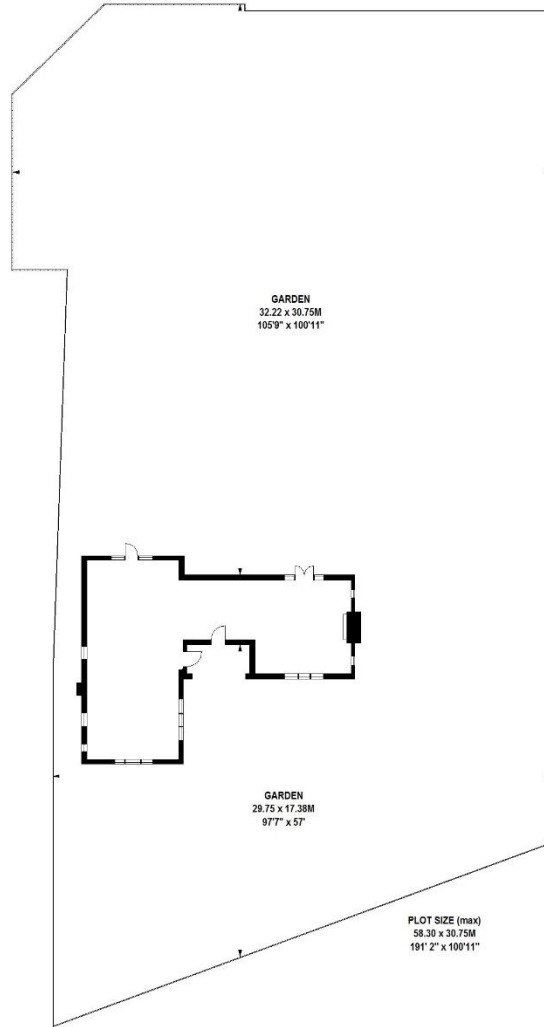
**Guide Price
£2,500,000**

Gressenhall Road, SW18

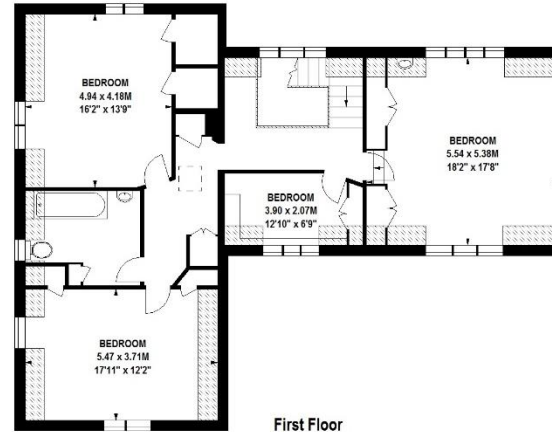
Approximate Gross Internal Area 220 sq.m / 2368 sq. ft



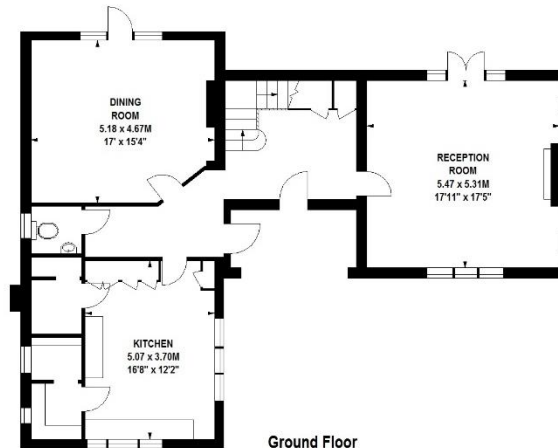
 Under 1.5m head height



Site Plan



First Floor



Ground Floor



Floor Plan produced by Mays Floorplans®

Illustration for identification purposes only, not to scale

All measurements are maximum, and include wardrobes and window bays where applicable

W614 Ravensworth 01670 713330

Winkworth

Under the Property Misdescriptions Act these particulars are intended as a guide and act as information only. They give a fair overall description for the guidance of potential purchasers or tenants but do not constitute an offer or part of a contract. All details and approximate measurements are given in good faith and are believed to be correct at the time of printing, but any potential purchasers or tenants should not rely on the mis-statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness. No employee of Winkworth has authority to make or give any representation or warranty to this property.

Putney office 196 Upper Richmond Road, London SW15 2SH | Tel: 0208 788 9295 | Fax: 0208 785 6442 | E-mail: Putney@winkworth.co.uk
winkworth.co.uk