AN ENCHANTING PERIOD PROPERTY IN THE HEART OF BARNES VILLAGE

The Gothic Cottage, Station Road, Barnes, London SW13 0LP

Guide Price £2,500,000, Freehold
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Entrance Hall • Reception Room • Dining Room • Kitchen/Breakfast Room • Utility Room • Cloakroom • 4 Bedrooms • 3 Bathrooms • 91’8 Garden • Parking to the Rear of the Garden • EPC rating = C

Situation
The Gothic Cottage dates back to the 1800s and forms part of a long history of similar houses in this desirable location facing Barnes Green. Barnes Village offers an eclectic range of shops and restaurants, there is also a delightful duck pond and common. For the commuter Barnes Bridge and Barnes stations provide a service into Waterloo. There is also a bus service to Hammersmith which offers an underground and bus network. The educational facilities in the area include St Paul’s Juniors, St Paul’s, The Harrodian and the Swedish School in North Barnes. For younger pupils there is Barnes Primary School and St Osmond’s (RC).

Description
The Gothic Cottage is a stunning period home dating back to 1820 but modernised in 2014 retaining many original features and updating the home to include 21st Century comforts like under floor heating, home automation and a Sonos sound system. The property also has private parking. The gothic arched front door leads into a reception hall with feature limestone fireplace and an oak panelled staircase leading up to the first floor. An attractive reception room leads through to the kitchen/dining room with gothic arched windows giving views of the 91’ rear garden. A separate utility room also gives access to the garden. There is a cloakroom on this floor. To the front of the first floor is a study overlooking Barnes Green which could also be used as a bedroom. Double arched wooden doors open to the master bedroom which overlooks the garden and has a vaulted ceiling and exposed brickwork. There are two bathrooms on this floor. Two characterful double bedrooms with exposed beams and vaulted ceilings and a shower room complete the top floor. There is parking to the rear of the garden accessed via Ellison Road. Planning Permission 15/1394/HOT has been granted for a single storey rear extension and part single/part two storey side extension to the South elevation.

Viewing:
Strictly by appointment with Savills
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