



An unique, wider than average, six bedroom family home with fabulous entertaining space, a large garden, double garage and off street parking.

Hoadly Road, London, SW16

Guide Price £3,500,000 Freehold





Off-street parking for four cars • An expansive south east facing garden • Fantastic room proportions • Sensational kitchen/dining room • On the doorstep of the green spaces of Tooting Common • Secondary front entrance and separate side access to garden

Local Information

Hoadly Road is ideally situated for the green open space of Tooting Common.

Transport links are excellent with Streatham Hill and Balham stations providing services to London Victoria and London Bridge, as well as the Northern line from Balham underground station with routes into central London and the city.

There are a good selection of local shops, bars, restaurants and larger supermarkets in the area.

The area is also renowned for its choice of Ofsted rated 'outstanding' schools such as Telferscot and Henry Cavendish primary schools, Dunraven secondary school and Streatham & Clapham High School.

About this property

One of the earliest houses to be built on the previous Woodfield Estate, this stunning detached family home is in commanding position. Set back from the road behind a mature,

landscaped front garden, with a carriageway driveway.

This refined house offers a wealth of natural light and has a host of original Arts and Crafts features. Upon entering the front door you are welcomed into the part panelled and parquet floored entrance hall and cloakroom. The ground floor comprises two large formal rooms off the central hallway, an elegant drawing room and separate dining room, which leads to a hidden-away study.

Moving towards the more contemporary rear of the house, there is a fabulous open plan kitchen/ dining/ living room, flooded with natural light by virtue of a wall of bi-fold garden doors and large skylights. Set up for normal family living, it can easily be converted into a large dining space.

The kitchen has a large purpose built curved island, to allow for the perfect entertaining space. It is also fitted with double ovens, warming drawers, wine fridge and a gas top cooker.



Additionally, there is an adjoining standalone larder. The area also allows space for a dining table and a living room set up.

To finish the ground floor has a good sized gym/additional TV room which opens out on to the garden and has access to the garage, with attic storage. At the rear of the kitchen there is a utility/laundry room, coat and boot room, double shower/steam room/WC, which are accessible by separate entrances from the front and rear garden.

The spectacular mature garden, which is equal to the width of the house, is laid to a generous and versatile lawn, bordered by an extensive pergola covered by an abundant wisteria. There is a substantial patio with multiple entertaining areas, which is perfect for outdoor dining. The garden includes a large aviary which could be converted for other uses.

Illuminated by the attic skylight, the glorious stairwell and first floor landing are flooded with natural light. On the first floor there are five well-proportioned bedrooms, one with a curved bay window, and two family sized bathrooms with separate showers, washbasins and WCs.

The top floor provides the principal suite, topped by a

beamed, vaulted ceiling, with double aspect light, including a balcony for views over the garden. It is furnished with four inbuilt wardrobes and a very large hidden storage room.

Tenure
Freehold

Local Authority
London Borough of Lambeth

Council Tax
Band = G

Energy Performance
EPC Rating = D

Viewing
All viewings will be accompanied and are strictly by prior arrangement through Savills Clapham Office.
Telephone:
+44 (0) 20 8673 4111.





Hoadly Road, SW16
Gross internal area (approx.):
441.7 sq.m. (4755 sq.ft.)
Plus loft storage 33.4 sq.m. (360 sq.ft.)
For identification purposes only. Not to scale.
Floorplanners ©



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	68	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Important Notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20230120OLRU

