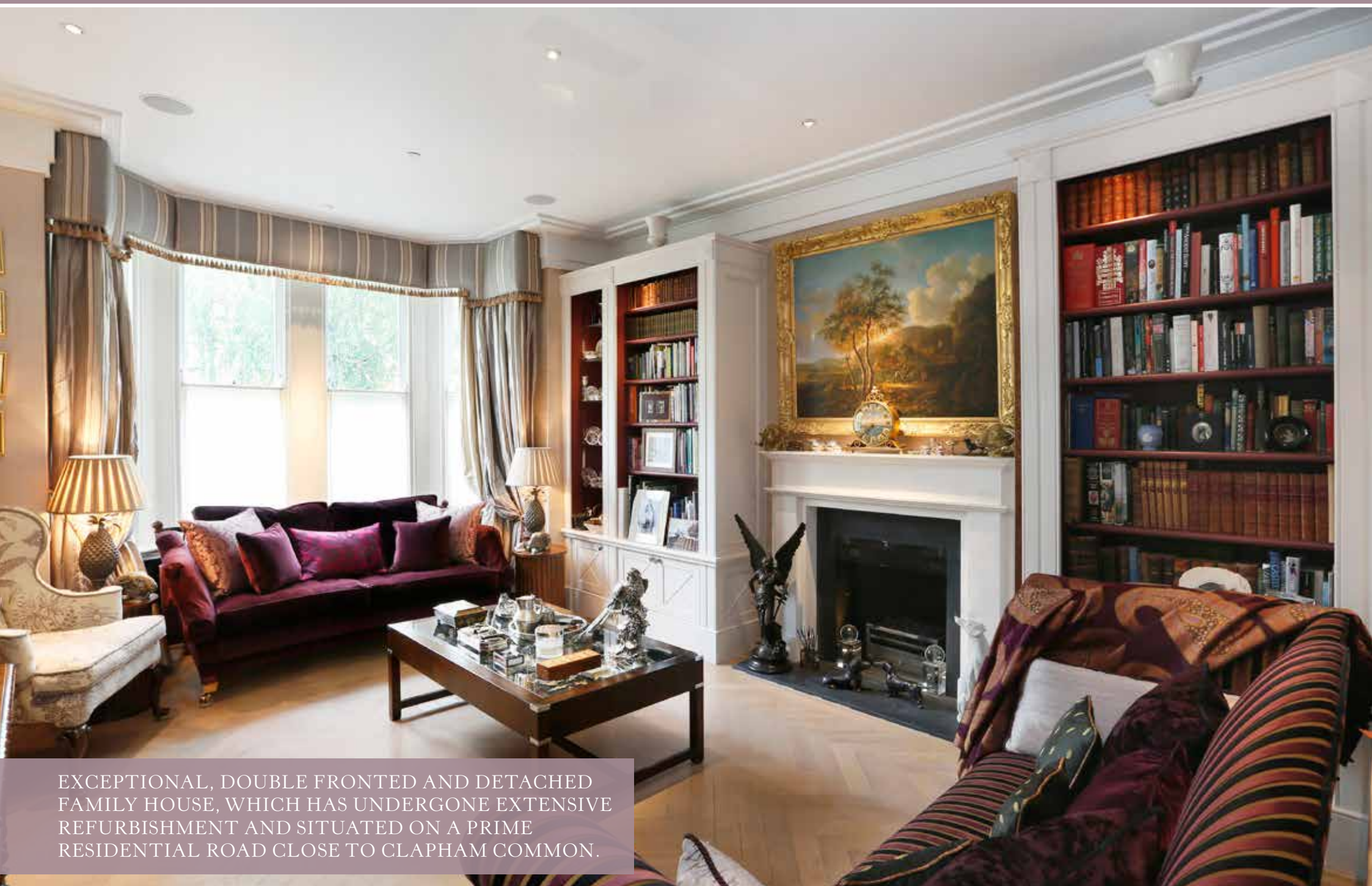




THURLEIGH ROAD | LONDON SW12

savills





EXCEPTIONAL, DOUBLE FRONTED AND DETACHED FAMILY HOUSE, WHICH HAS UNDERGONE EXTENSIVE REFURBISHMENT AND SITUATED ON A PRIME RESIDENTIAL ROAD CLOSE TO CLAPHAM COMMON.



Set back behind electric gates with off street parking and CCTV security, this superb family house has been comprehensively refurbished and designed by the current owners; covering a gross internal area of 5,956 sq ft. The entire property benefits from high ceilings and has a wonderful feeling of light and space throughout. Double front doors lead, via a porch, into a central hallway which gives access to the principal reception rooms, all benefitting from underfloor heating, together with the upper floors. Off the hallway is a formal dining room with attractive herringbone flooring which extends through to the hallway and drawing room. The drawing room features a large stone fireplace and fitted bookshelves with dwarf cupboards.







French doors lead from the hallway down to the sensational kitchen/breakfast/family room boasting superb natural light from both a glazed roof light and full height sliding glass doors with electric blinds, which open onto the landscaped garden. This magnificent open plan space is ideal for entertaining on a grand scale, and has been designed to allow for a large dining table and a comfortable family area. The stylish and contemporary custom designed kitchen includes a wide range of integrated Gaggenau appliances and a large island/breakfast bar. To the rear pocket doors open into a further reception room which features a contemporary gas fireplace and beautifully panelled wall. In addition, there is a useful side entrance which provides excellent fitted storage space and a well appointed cloakroom.

The lower ground floor has been excavated to provide an excellent wine store, fully equipped utility room, gymnasium with a tropical fish tank and spa; which includes a hot tub and large steam shower room.

The first floor has been largely given over to the magnificent master bedroom suite which benefits from a large dressing room with electric blinds, extensive fitted wardrobes and a viewing gallery overlooking the garden. A stunning en suite bathroom with Calcutta marble floors, a centrepiece freestanding bath clad with walnut, beautifully panelled walls, fitted walnut sink units, a separate cloakroom and large shower room. Double doors open from the bathroom into the well appointed master bedroom. In addition on this floor there is a further double bedroom and bathroom. The second floor completes the accommodation with three further double bedrooms, all with fitted wardrobes and two of which benefit from en suite shower rooms, and a further family bathroom.

The 81ft landscaped garden offers an extension of the indoor space and benefits from both a stone terrace and lawn surrounded by a variety of mature shrubs; making it ideal for both outdoor dining and family games. The garden further benefits from an irrigation system and sophisticated outdoor lighting. A useful secure side entrance gives access to Roseneath Road. The Pavilion, located to the rear of the garden, was constructed by the current owners and provides 1,122 sq ft of living space; comprising an open plan kitchen/dining/reception room, a further reception room, two bedrooms with fitted bunkbeds, a further bedroom, wet room, bathroom and excellent storage space throughout. Additionally there is an integrated SONOS sound system serving the Pavilion and linking through the entire house.



## LOCATION

Thurleigh Road is ideally situated between the Commons and close to the popular shops, wine bars and restaurants on both Bellevue and Northcote Roads. Transport is either from Clapham South underground station or Wandsworth Common mainline station. The area is renowned for its many good schools.

## ACCOMMODATION

**Main house:** Kitchen/breakfast/family room | Drawing room | Dining room | Reception room | Master bedroom with dressing room and en suite bathroom | 4 double bedrooms | 4 bath/shower rooms (2 en suite) | Utility room | Cloakroom | Gym | Spa | 81ft garden | Gated off street parking | EPC=D

**The Pavilion:** Kitchen/dining/reception room | Sitting room | 3 bedrooms | Bathroom | Wet room | EPC=D

## TERMS

Freehold | London Borough of Wandsworth



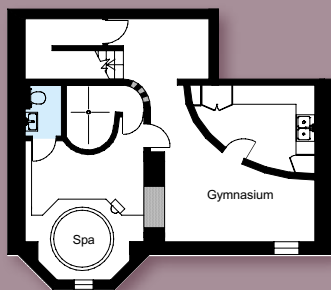




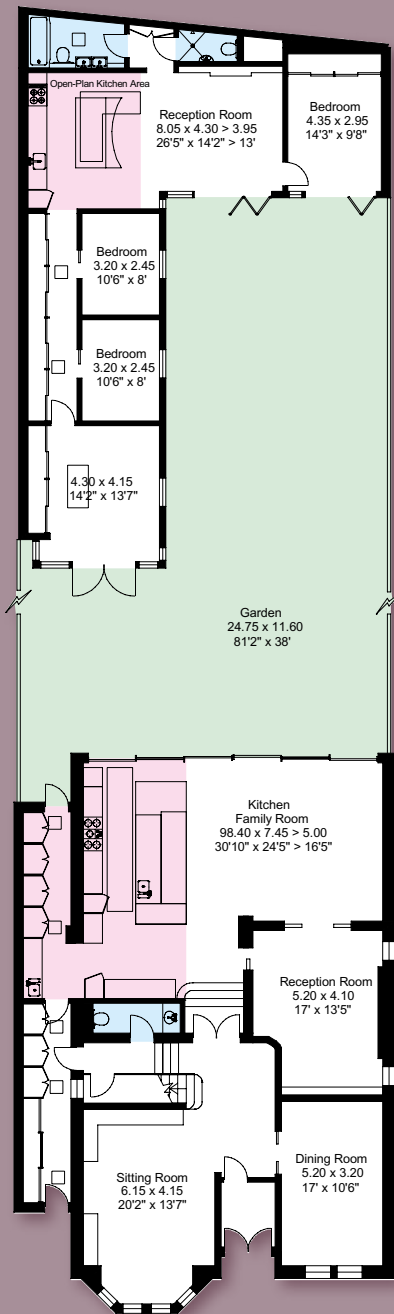
Main house



The Pavilion

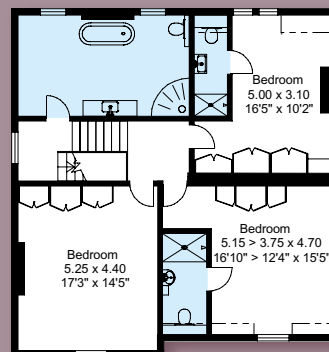


Lower Ground Floor

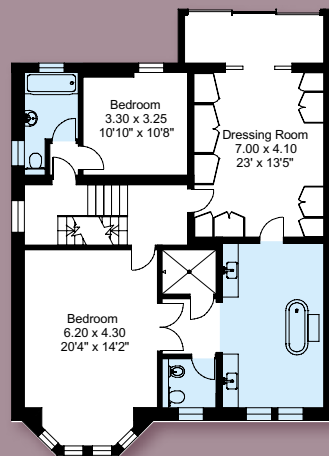


Ground Floor

Front Garden / Parking  
7.55 x 12.10  
24'9" x 39'8"



Second Floor



First Floor

## GROSS INTERNAL AREA (APPROX.)

449.1 SQ M - 4,834 SQ FT  
PLUS GARDEN LODGE

104.2 SQ M - 1,122 SQ FT  
TOTAL

553.3 SQ M - 5,956 SQ FT



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Viewing: Strictly by appointment with Savills.

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