

**Woodborough Lodge,
Woodborough Road, SW15**



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A STately COUNTRY MANSION SET WITHIN ITS OWN PRIVATE LEAFY GROUNDS, WITH A TRIPLE GARAGE AND SEPARATE FLAT

WOODBOROUGH LODGE, WOODBOROUGH ROAD, SW15

Price On Application, Freehold

- Reception hall • L-shaped drawing room • reception room
- kitchen/breakfast/family room • second floor kitchen
- principal bedroom with spacious dressing room and en suite bathroom • guest bedroom with en suite bathroom and access to terrace • 4 further bedrooms • staff bedroom with en suite shower room • shower room • bathroom • cloakroom
- large utility room • cellar • extensive landscaped gardens to three sides • greenhouse • triple garage • off-street parking
- Separate flat: studio bedroom • kitchen • shower room
- EPC rating: E

Description

Only the third time to come to the market since being built in circa 1895, this sensational, unique house provides fabulous space to suit the needs of a growing family. The property offers timeless elegance, with generous proportions and classic original features.

The property exudes charm and character with a stunning reception hall, with its triple height ceilings to the first and second floor landings and large windows with light streaming in. From this is access to the two formal reception rooms, both with fire places and generous ceiling heights. The drawing room is L-shaped, extending to almost 30ft, and has two pretty bay windows, giving plenty of light, due south/west.

The kitchen/breakfast/family room has a wood burning stove and overlooks, and has access to the terrace for outside dining and the delightful, mature, well stocked garden beyond.

The principal bedroom has an en suite dressing room, with extensive hand built cupboards, plus a large en suite bathroom, with separate w.c. Also on the first floor is an attractive guest bedroom suite, with en suite bathroom.

There are 4 further bedrooms, a family bathroom and a shower room. The top floor has a useful second kitchen, ideal for teenagers/nanny.

The separate flat is accessed via an external staircase to first floor level and comprises a large studio room, with a separate kitchen and shower room. This could be useful accommodation for staff, or could provide a rental income if required.

The fabulous garden has been beautifully landscaped and is mainly laid to lawn. There is also a green house for avid gardeners, through which there is access to the triple garage and off-street parking for several cars.

London borough of Wandsworth.





FLOOR PLAN

Gross internal area (approx)

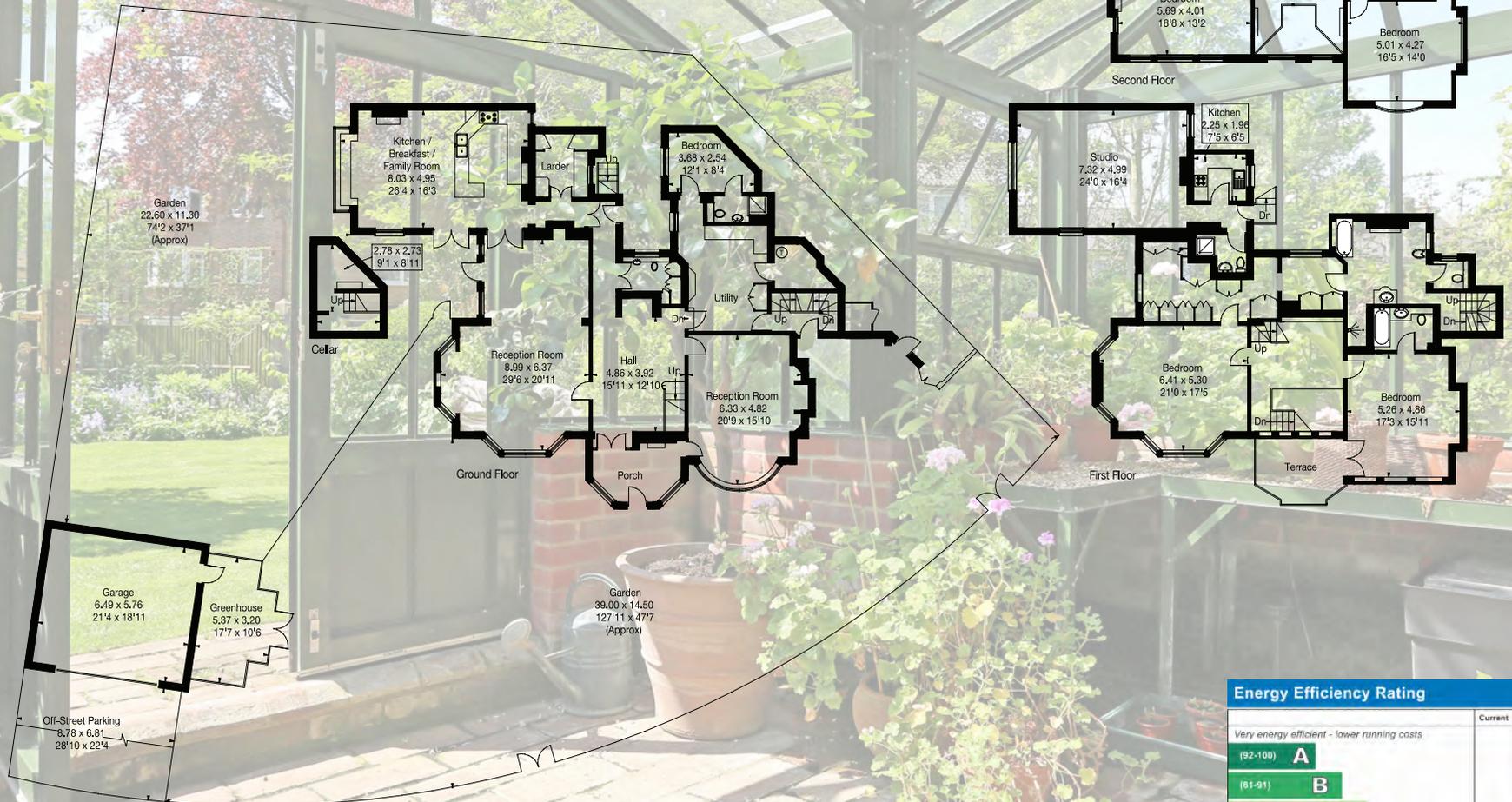
512 sq m / 5511 sq ft

Cellar = 8 sq m / 86 sq ft

Garage = 37 sq m / 398 sq ft

Greenhouse = 15 sq m / 161 sq ft

Total = 572 sq m / 6156 sq ft



Savills Putney
198 Upper Richmond Road
London, SW15 2SH
putney@savills.com
020 8780 9900

savills.co.uk

Note: Photographs and Floorplans are over 6 months old

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	