



A stunning, substantial Victorian villa with exceptional accommodation over five floors, including a separate annex, a wonderful west facing garden (77'4"), and off-street parking

**Ravenna Road, Putney, London, SW15 6AW**

Guide Price £4,695,000 Freehold

**savills**



4,863 sq ft • Kitchen/breakfast/family room • Three/four further reception rooms • Sumptuous principal suite • Four/five further bedrooms • Two/three further bath/shower rooms (one en suite) • Two staircases • West facing 77' garden • Brick clad outbuilding • Ample off-street parking

#### Local Information

The house is located on, arguably, one of West Putney's most desirable roads, on which stand handsome and imposing properties of similar size.

It is within easy access of Putney High Street, with its excellent shops and restaurants and the Mainline Station (Waterloo). Further along the Upper Richmond Road is East Putney (District Line).

There are good schools at all levels, both state and private nearby and also easy access to the Thames, Putney and Wimbledon commons; also the Roehampton Club and Richmond Park.

#### About this property

The approach is impressive, with the house being set well back from the road and this affords ample off-street parking.

Stone steps lead up to the main entrance and the proportions are superb.

The hall is both grand and welcoming and leads onto two handsome formal reception rooms, with unusually high ceilings, feature fireplaces and period features:

To the front, there is a sitting room and to the rear the large formal drawing room, which has a fabulous outlook onto the mature, beautifully manicured west facing garden and the pretty, brick clad outbuilding to the rear thereof.

A cloakroom rounds off the accommodation at this level.

The garden floor is given over to the wonderful kitchen / breakfast / family room, which is very much the hub of the house and which is generously equipped for even the most ambitious of chefs.









Large French doors and a Malbrook conservatory extension provide a seamless break between inside and out and there is level access onto and wonderful views over the west facing garden, which has matured beautifully in recent years.

There is also a large family / TV room on this floor, with a pretty bay window, a useful dry storage area and a further cloakroom and plant area.

A separate entrance at this level is ideal for Ocado deliveries, but also gives access to the annex, affording the occupiers thereof an unusual degree of privacy and independence.

The first floor is given over to the principal bedroom suite including a dressing room and a sumptuous en suite bathroom and there is a further double bedroom / study on this level, together with an access point to the annex, off the landing.

The second floor is expansive, with two large double bedrooms, and a well-appointed family bathroom, with a walk-in shower, free standing tub and double sinks.

There is also an additional shower room on the half landing level below.

The top / third floor is given over to a large double bedroom, with eaves/loft storage, easily accessible beyond.

The rear garden faces west and is just over 77' long, being beautifully landscaped and maintained and with a pretty brick

clad outbuilding, finished to an interior quality standard; it would be ideal for a home office, having both power and lighting and there is also a useful tool shed to the rear.

The front of the house is, again, beautifully landscaped and affords ample off-street parking, for a number of cars.









**Annex:**

The annex space is very flexible, over three floors and can be separate from the main house, or integral thereto, by virtue of doors off the kitchen / breakfast / family room and first floor landing, thus affording an extra bedroom, bathroom and reception space to the main house, if required.

At garden level there is a kitchen / reception area which has French doors on to the main garden and a pretty staircase leads up to the reception room at raised ground floor level; this affords lovely views out onto the garden. The staircase then continues up to the first floor (top floor of the annex) where there is a double bedroom, dressing and en suite bathroom, with a large attic space above.

The main house can be accessed from the annex at garden level and also first floor level, providing seamless interconnectivity, if required.

**Tenure**

Freehold

**Local Authority**

Wandsworth

**Energy Performance**

EPC Rating = E

**Viewing**

All viewings will be accompanied and are strictly by prior arrangement through Savills Putney Office.

Telephone: +44 (0) 20 8780 9900.







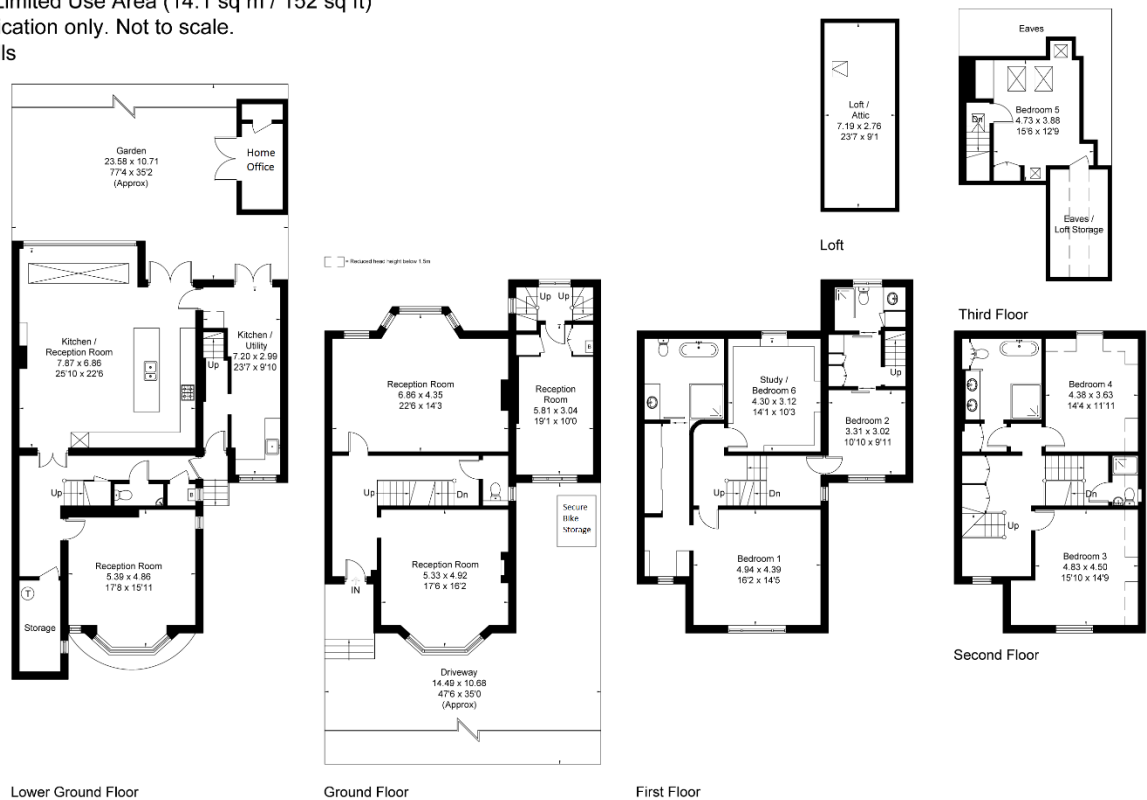


Ravenna Road, Putney, London, SW15 6AW  
Gross Internal Area 4863 sq ft, 451.8 m²

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Approximate Area = 425.4 sq m / 4579 sq ft  
Loft / Attic = 19.8 sq m / 213 sq ft  
Outbuilding = 6.6 sq m / 71 sq ft  
(Excluding Shed)  
Total = 451.8 sq m / 4863 sq ft  
Including Limited Use Area (14.1 sq m / 152 sq ft)  
For identification only. Not to scale.  
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>	43	48
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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