



A rare opportunity to acquire a substantial detached Country House in London

ROUTH ROAD,
LONDON SW18





Routh Road runs just off Trinity Road, and is ideally located near all the wonderful and varied facilities of Wandsworth common with sports fields, tennis courts, playgrounds, cafes and ponds. Routh Road offers easy access to many bus services, as well as a short walk to Wandsworth Common mainline station. Many of London's best private and state schools are a short walk through the common, with private buses running to schools throughout London, from the end of the road. There are also a vast array of fabulous shops and restaurants on Bellevue and Northcote Road, with Chez Bruce just a short walk away.





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On the market for only the second time in 40 years, this 8,000+ sq. ft detached 'Country House in London' is unrivalled in its size, features and location.

With a mature, South-facing walled garden featuring a large swimming pool and access directly to the 70 acres of Wandsworth Common, this beautiful family home with eight bedrooms and seven bathrooms offers an idyllic retreat only 12 minutes by train from Central London.

The property has exceptional living and entertaining rooms, full of period features with significant lateral space, high ceilings and large windows creating a sense of light and openness throughout.

The ground floor features flexible family and living space, along with a more formal dining room and drawing room, two beautiful, rare, original pressed tin ceilings and multiple large French doors on to the garden.

The lower ground floor gives immense space, including a temperature controlled 1500 bottle wine cellar, a utility and vast gym/games room.

Upstairs, all bedrooms are substantial doubles with air conditioning, most with en suite bathrooms. The principal bedrooms are located to the back of the house, benefitting from beautiful views over the garden and the greenery of Wandsworth Common.

The house has a large double garage and gated off-street parking for a further three cars. Side access to the house and garden provides an area for muddy boots and wet dogs.

There is also a two bedroom flat with an open plan kitchen/reception room. The flat has both internal access and its own entrance, well-suited to visiting guests or a live-in nanny. To provide even greater lateral space the flat could easily be re-incorporated into the main house.





ACCOMMODATION AND AMENITIES

- ◆ 8 Bedrooms
- ◆ 7 Bathrooms
- ◆ Two bedroom flat
- ◆ Kitchen/Dining Area
- ◆ Garden/Family Room
- ◆ Games Room
- ◆ Reception Room
- ◆ Dining Room
- ◆ Study
- ◆ Wine Cellar
- ◆ South Facing Garden
- ◆ Swimming Pool
- ◆ Double Garage
- ◆ Utility Room

FREEHOLD ◆ LONDON BOROUGH OF WANDSWORTH









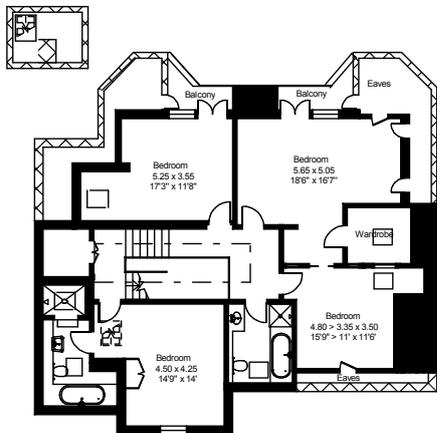


Main House

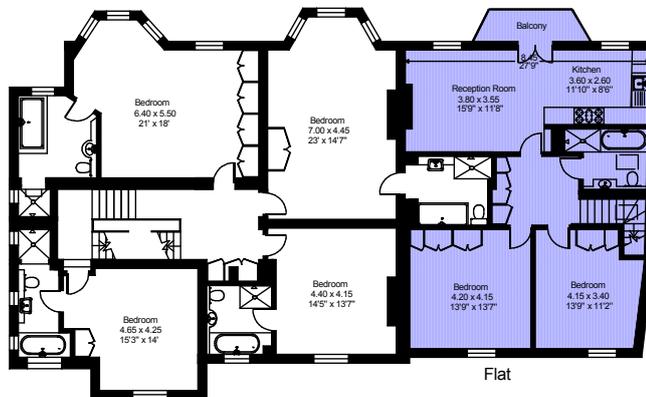


Flat

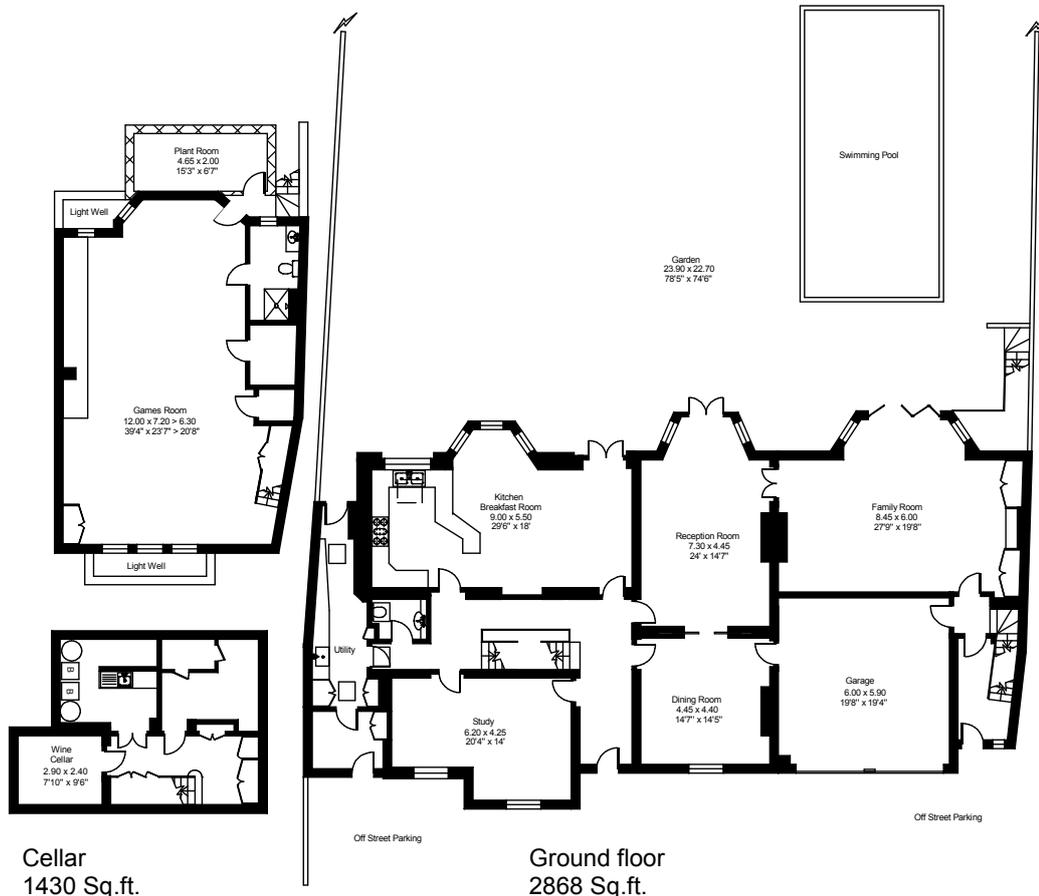
TOTAL AREA SHOWN ON PLAN
773.1 SQ.M. (8,322 SQ.FT.)
GROSS INTERNAL AREA (APPROX.)
745.2 SQ.M. (8,022 SQ.FT.)
PLUS PLANT ROOM AND STORAGE
AREAS 27.9 SQ.M. (300 SQ.FT.)



Second floor
1208 Sq.ft.



First floor
2516 Sq.ft.



Cellar
1430 Sq.ft.

Ground floor
2868 Sq.ft.



Viewing: Strictly by appointment with Savills.

Important notice

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