

CASTELNAU

BARNES • SW13



 Knight
Frank

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A superb villa with adjoining coach house on one of Barnes' finest roads. The property has nearly 4,200 sq ft. of accommodation, driveway and a beautiful mature garden.

Master bedroom with en suite • 3 further bedrooms
2 further bathrooms • Entrance hallway
Double reception room • Kitchen/breakfast room
Family room • Dining room • Utility room
Downstairs Cloakroom • Landscaped rear garden
Driveway with off street parking

**Coach House: Bedroom • Bedroom/reception room
Bathroom • 2 studies**

Central London 5.7 miles
Heathrow Airport 11.8 miles
Gatwick Airport 36 miles
Barnes Wetlands Centre 0.7 miles
Barnes Pond & Green 0.9 miles
Richmond Park 2.6 miles

(All distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.





Castelnau, Barnes SW13

A stunning example of a Regency style town house built in the early 19th century by the Boileau family, on this highly regarded road within easy reach of Barnes village.

Approached by a driveway with off street parking for a number of cars, the house sits well back from the road. A spacious entrance hallway leads to the magnificent drawing room with many period features including high ceilings, fireplace and French doors opening out to a balcony with steps down to the garden.

To the lower floor there is a family room, fully fitted kitchen and breakfast room. To the rear a wonderful dining room leads out to a beautifully landscaped garden.

The first floor has an elegant master bedroom suite with dressing area and bathroom. There is a further double bedroom and a family bathroom to complete this floor. The top floor has two more double bedrooms, bathroom and storage.

The separate coach house offers two studies, a double bedroom and reception room/further bedroom.

Additional benefits include utility room, guest WC and storage.

Location

The property is situated on the prestigious Castelnau, close to Barnes village with its eclectic range of shops, restaurants and other amenities. There is a local farmers market every Saturday as well as summer and food fairs which are held on Barnes Green every year.

For the commuter the property is situated within a short distance to Hammersmith Bridge with access to Hammersmith underground station. Barnes Bridge and Barnes station offer a frequent service into Waterloo.

There are excellent educational facilities in the area including St Paul's, Colet Court, The Harrodian and Swedish Schools.





Directions (SW13 9EU)

From Barnes Station, head east on Station Road towards Rocks Lane/A306. Turn left onto Rocks Lane/A306 and continue over the traffic lights on to Castelnau. The property will be on your right.

From Hammersmith Broadway, head east on Station Road towards Rocks Lane/A306. Continue straight to stay on Hammersmith Bridge Road/A306 crossing over Hammersmith Bridge on to Castelnau. The property will be on your left.

Local authority

Richmond upon Thames. Telephone 020 8891 1411.

Tenure

Freehold

Price

On application

Viewing

Strictly by appointment with Knight Frank

Approximate Gross Internal Floor Area

387.2 sq.m./4,167 sq.ft.

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