



# The Butts

Brentford, TW8

£2,750,000 Asking Price

Early 18th century brown brick with red brick dressing Grade II listed home named Chatham house enviably positioned within the historic enclave known as The Butts Conversation Area.

EPC rating E.

**CHESTERTONS**  
*Kew*





# The Butts

## Brentford, TW8

- 'The Butts' conservation area
- 149 ft. x 57 ft. garden (approximate)
- Off street parking with remote control access
- Close proximity to transport links





Chatham House is an elegant 5 bedroom Georgian family residence, positioned within the highly desirable 'The Butts Conservation Area', in Brentford, West London. The house may have been named after William Pitt, the elder, First Earl of Chatham and father of the first Prime Minister. A delightful front garden is set back behind railings with a 17th Century gate holding an extensive and rather alluring front garden captained by a central York stone and brick path. To the side, is a walled yard with a remote - controlled gate with space for one car to be parked. On entering the property, through the fielded panel door with traceried fan, a classic formal front reception is positioned off the hallway with wide panelled flooring and a pair of 12 paned flat fronted windows. To the right of the hallway, can be found a 2nd reception room, conservatory, WC/shower room, shaker style kitchen to a spherical design linked to a resplendent, panelled dining room with French doors leading onto one of the largest gardens in the area measuring an impressive 149ft x 57ft (approximately). The garden is defined by 3 ancient Yew trees, 2 Holm Oaks, a Catalpa and other specimen trees including a small orchard. The original turned staircase leads to a wonderful master bedroom, further bedroom, bathroom and a kitchen/dining area. The second floor holds 2 well proportioned bedrooms, bathroom and a galley kitchen. Additional benefits include a sizeable lower ground floor bedroom and a work space unit in the garden. Brentford is bounded by the Thames, and Brent Rivers, the Grand Union Canal and by 3 historic parks: Syon, Boston Manor and Gunnersbury. The Butts was originally a rough open space behind the High Street used for public gatherings and by speakers seeking election to Parliament. Areas across England still called 'The Butts' had been used for the archery practice needed to give the archers of England the skill to defeat the French at Agincourt. The Yews in the garden may be the successors of those used to make their Iona bows.

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**Tenure:** Freehold

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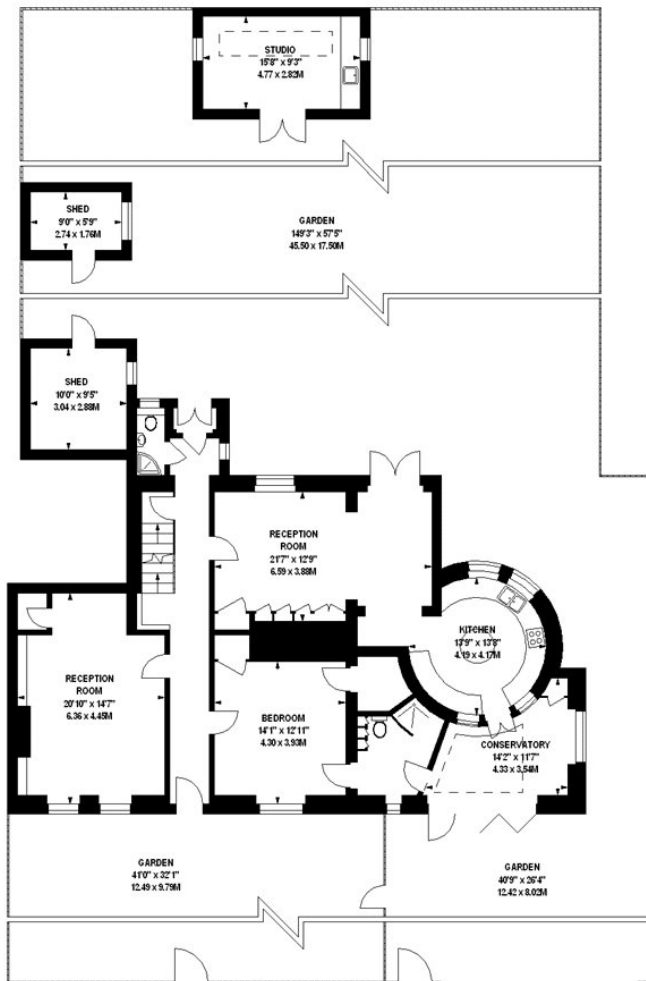
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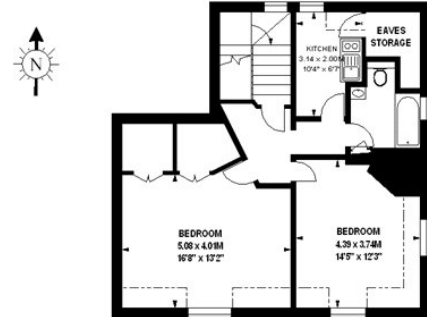
## The Butts, TW8

Approximate gross internal area  
(including Studio & Eaves Storage)  
3595 sq ft / 333.98 sq m

Approximate gross internal Studio area  
145 sq ft / 13.45 sq m  
Eaves Storage  
36 sq ft / 3.34 sq m



Ground Floor



Second Floor



First Floor



Basement Floor

Illustration For Identification Purposes Only. Not To Scale  
\*Floorplan Drawn According To RICS Guidelines  
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