



Farmcot, Well Lane, East Sheen. SW14 7AE. Freehold

RP
RANDALL PRICE



An exceptional and rare period detached residence on the exclusive and highly sought after Well Lane.

Features

Period detached house
Three reception rooms
Large kitchen/dining room
Gated driveway parking

Large secluded gardens
Four bedrooms
Four bathrooms
Planning consent to extend

About the property

Farmcot is a unique period gem, tucked away in the heart of the picturesque Christchurch conservation area. This charming and characterful home provides expansive and lateral ground floor accommodation, with high ceilings and an abundance of natural light. This wonderful property also affords one of the larger plots on the lane with gated driveway parking for two vehicles and a particularly large private rear garden with a summerhouse/ home gym to the rear.

The ground floor accommodation comprises: double reception room, family room with open fireplace, open plan kitchen/dining room featuring a Lacanche range and wood burner with bi-folding doors that open onto the garden, study, utility room, ground floor bedroom/study 2 and a shower room. The first floor features the principal bedroom suite with dressing room and spacious bathroom, two further bedrooms, one with an en-suite bathroom and the other with a study area, and a family bathroom. This property also has the benefit of planning consent to substantially enlarge the ground floor and convert the loft to create two further bedrooms and a bathroom.

East Sheen is a residential area located in the London Borough of Richmond upon Thames. It is situated approximately 8 miles southwest of central London and access to the M4 is 1.5 miles away. Bordered by the River Thames to the north and Richmond Park to the south, East Sheen is a desirable location for those seeking a more relaxed lifestyle with easy access to central London and an abundance of green spaces.

One of the main attractions of East Sheen is its proximity to Richmond Park, which covers an area of over 2,300 acres and is the largest of the Royal Parks in London.

Transportation links in East Sheen are good with Mortlake railway station a short walk away, approximately 0.6 miles, providing a frequent service to Waterloo and Clapham Junction. The property is also conveniently located for Central London with Mayfair seven and a half miles away. A further advantage of this property is that it is perfectly situated for international travel with easy access to the M4 and Heathrow approximately nine miles away.

East Sheen has a thriving high street, which is home to a range of shops, cafes, restaurants, and gastro pubs. There are also several supermarkets, including Waitrose and Tesco

The area is known for its excellent schools, both state and private.





Well Lane

Approximate Gross Internal Area = 2431 sq ft / 225.9 sq m

Summer House = 106 sq ft / 9.9 sq m

Shed = 60 sq ft / 5.5 sq m

Total = 2597 sq ft / 241.3 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		79	59



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