



barnard marcus

**Lime Grove, New Malden, KT3 3TP**



**welcome to**

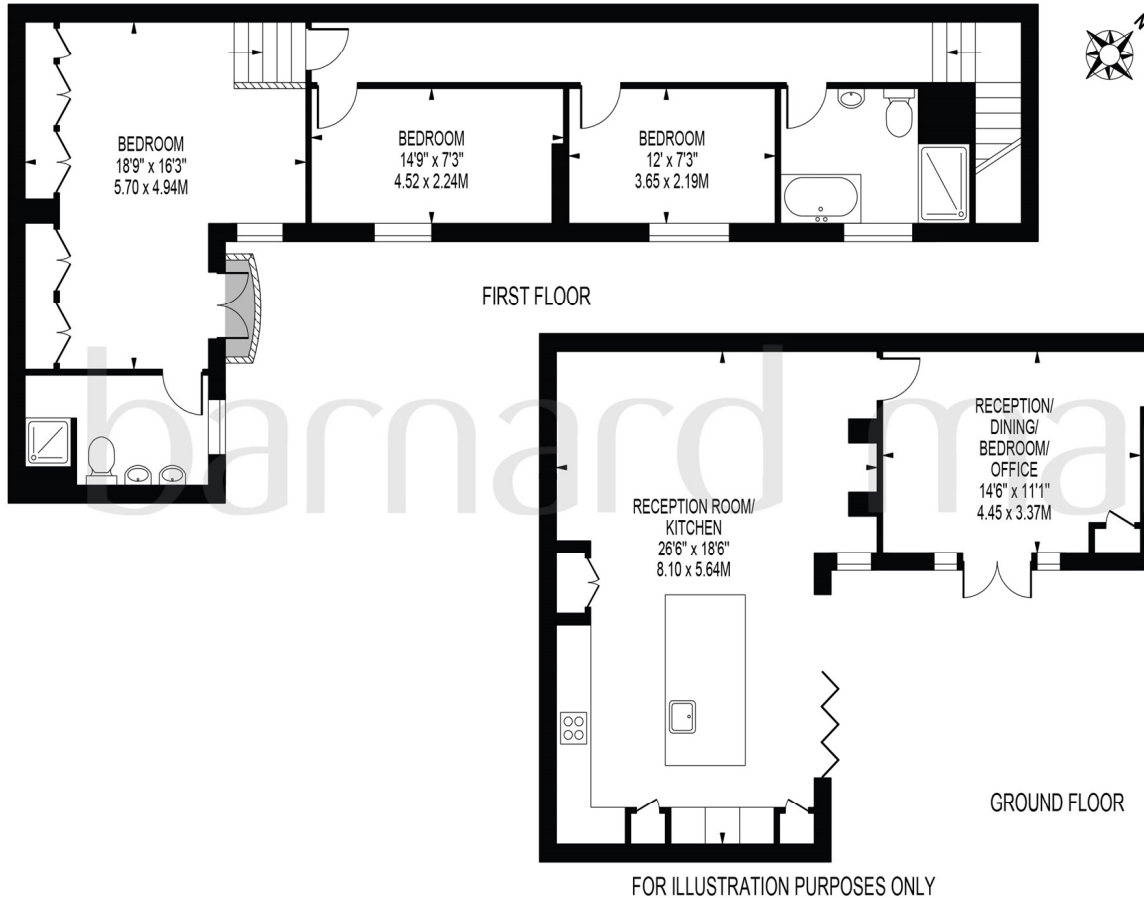
**Lime Grove, New Malden**

We are extremely excited to offer this exceptionally unique, highly desirable, 4 bedroom, detached, historic, contemporary home. Formally built over 200 years ago, this property has been cleverly restored, extended and modernised to the height of modern day expectation and standard



## LIME GROVE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1614 SQ FT - 149.93 SQ M



THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.  
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.  
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

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This property offers in excess of 1600 sqft of internal space, private off street parking and a low maintenance, private courtyard garden accessed by 3 of the downstairs rooms.

Upon entering you are welcomed by a large hallway, complete with downstairs W, Stair access to the first floor and built in storage. A further versatile 1 bedroom to the ground floor, with access to the private garden, a second reception room/ diner ; followed to a large open plan impressive kitchen reception, complete with bespoke, fully fitted kitchen , island and integrated dining table and full width by folding doors allowing you the full vista of the secluded private garden.

Continue to the first floor, there is a large family bathroom with a separate shower cubicle finished to the highest of standards. There is a further 2 concurrent double bedrooms and finally an exceptional master bedroom providing a generous 18 '9 X 16'3. The master bedroom benefits form wall to wall built in wardrobes, a Juliet balcony overlooking the private garden and a lavish en-suite shower room with his and hers sinks.

**welcome to**

## **Lime Grove, New Malden**

- Located in Groves Region of New Malden
- Private parking
- No Onward Chain
- Highly Unique Design and Character
- Historical Interest

Tenure: Freehold EPC Rating: D

guide price

**£875,000**



**view this property online** [barnardmarcus.co.uk/Property/NML107511](https://barnardmarcus.co.uk/Property/NML107511)



Property Ref:  
NML107511 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



Please note the marker reflects the  
postcode not the actual property



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