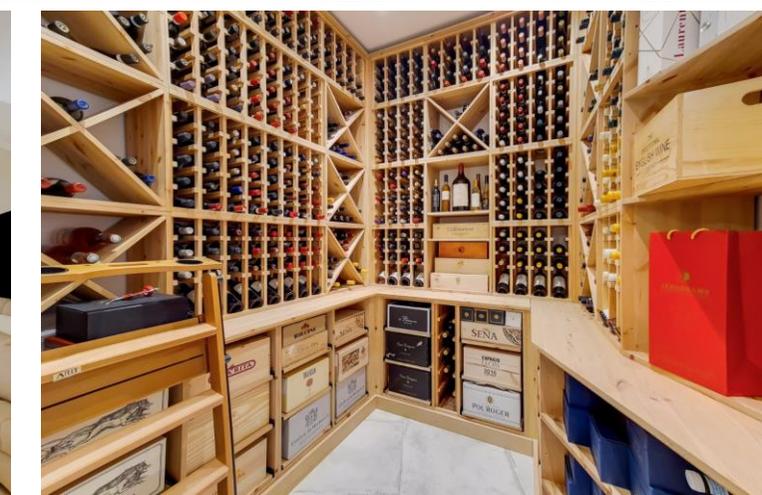




Parke Road
Barnes, SW13

CHESTERTONS





This superb detached house offers a perfect balance of space and character on a quiet cul-de-sac in the heart of Barnes. Set behind electric gates, it boasts a generous driveway and a west-facing rear garden.

A wide entrance hall leads to a formal front reception room, a dining room, an open-plan kitchen and breakfast room with bi-folding doors to the garden and a guest cloakroom.

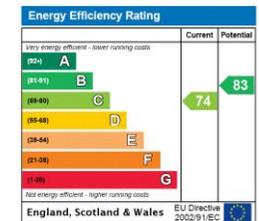
The first floor includes an elegant bedroom suite, a second ensuite bedroom, a third double bedroom, another bathroom and a dressing room. Upstairs, the top floor provides a charming principal bedroom suite with eaves storage space.

A large basement conversion boasts unusually high ceilings and comprises a home gym, a spacious cinema/play room, a games room with a bar, an impressive wine cellar with capacity for 1,000 bottles, a study, a utility room and a shower room.

Additionally, there is a self-contained guest annexe at the end of the garden.

- Substantial Detached House
- Three Main Reception Rooms & Wine Cellar
- Five Double Bedrooms & Three Bathrooms
- Generous West-Facing Garden with Annexe
- Gated Off-Street parking
- Sought After Barnes Cul-de-Sac

Asking Price £4,000,000



Tenure: Freehold

Local Authority: London Borough of Richmond upon Thames

Council Tax Band: H

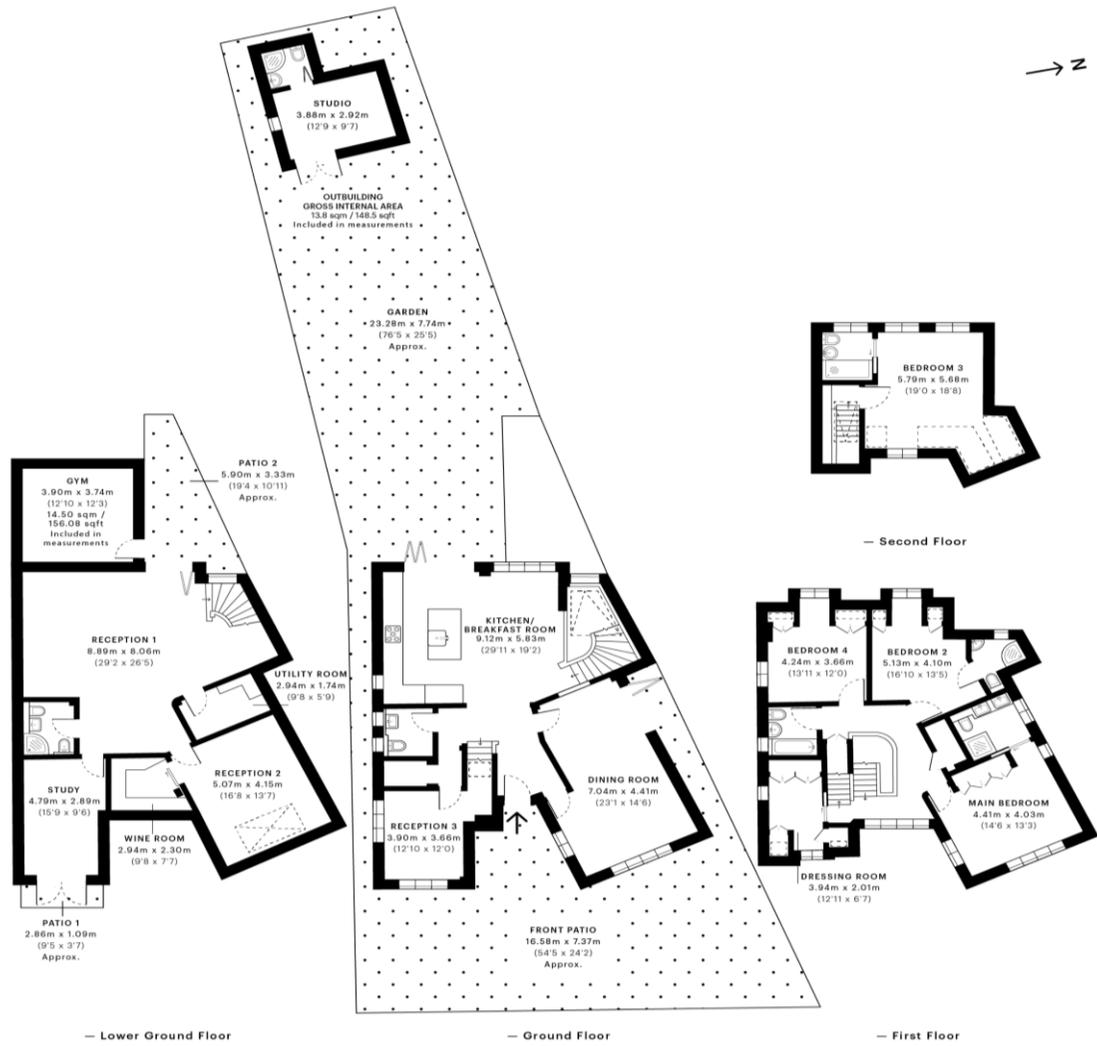
Chestertons Barnes Sales

68-69 Barnes High Street
Barnes
London
SW13 9LD

barnes@chestertons.co.uk

020 8748 8833

chestertons.co.uk



GROSS INTERNAL AREA (GIA)
The footprint of the property
347.91 sqm / 3744.87 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
323.93 sqm / 3486.75 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
8.06 sqm / 86.76 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 338.80 sqm / 3646.81 sqft
IPMS 3C RESIDENTIAL 324.68 sqm / 3494.83 sqft

SPEC ID 60a67e7033ef2e0dba68bb60

Chesterton UK Services Limited trading as Chestertons for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Chestertons or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Chestertons or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used. ©Copyright Chestertons | Chesterton UK Services Limited | Registered Office 40 Connaught Street, Hyde Park, London W2 2AB Registered Company Number 05334580.

