



CASTELNAU

Barnes SW13



MAGNIFICENT DETACHED PERIOD HOME

A magnificent detached period home extending to over 4,400 sq. ft, combining elegant family living with timeless character, a 131 ft landscaped garden, garage and ample off-street parking.



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Local Authority: London Borough of Richmond Upon Thames

Council Tax band: H

Tenure: Freehold

Guide price: £5,950,000



ELEGANT PROPORTIONS & TIMELESS CHARACTER

Nestled on the prestigious Castelnau, this handsome detached double-fronted period residence extends to approximately 4,400 sq ft, combining elegant proportions, family-focused living and timeless architectural character.

A wide and welcoming entrance hall leads to three generous reception rooms, including two beautifully proportioned front rooms with attractive bay windows and a further reception room overlooking the garden. At the heart of the home is an expansive kitchen/breakfast room, thoughtfully designed for modern family life, with direct access to the rear terrace and garden. A utility room and guest cloakroom complete the ground floor.







IMPRESSIVE PRINCIPAL SUITE AND PRIVATE BALCONY

The first floor centres around an impressive principal suite with a luxurious en-suite bathroom and private balcony overlooking the garden. A second bedroom benefits from an adjoining study and bathroom, while two further double bedrooms are served by a family bathroom.

Two additional double bedrooms occupy the second floor, offering versatile accommodation, while the lower ground floor provides extensive storage and utility space. An integral garage offers secure parking and convenient internal access.

Outside, a generous carriage driveway provides ample off-street parking, while the mature landscaped rear garden extends to approximately 131 ft, creating a superb setting for family life and outdoor entertaining.





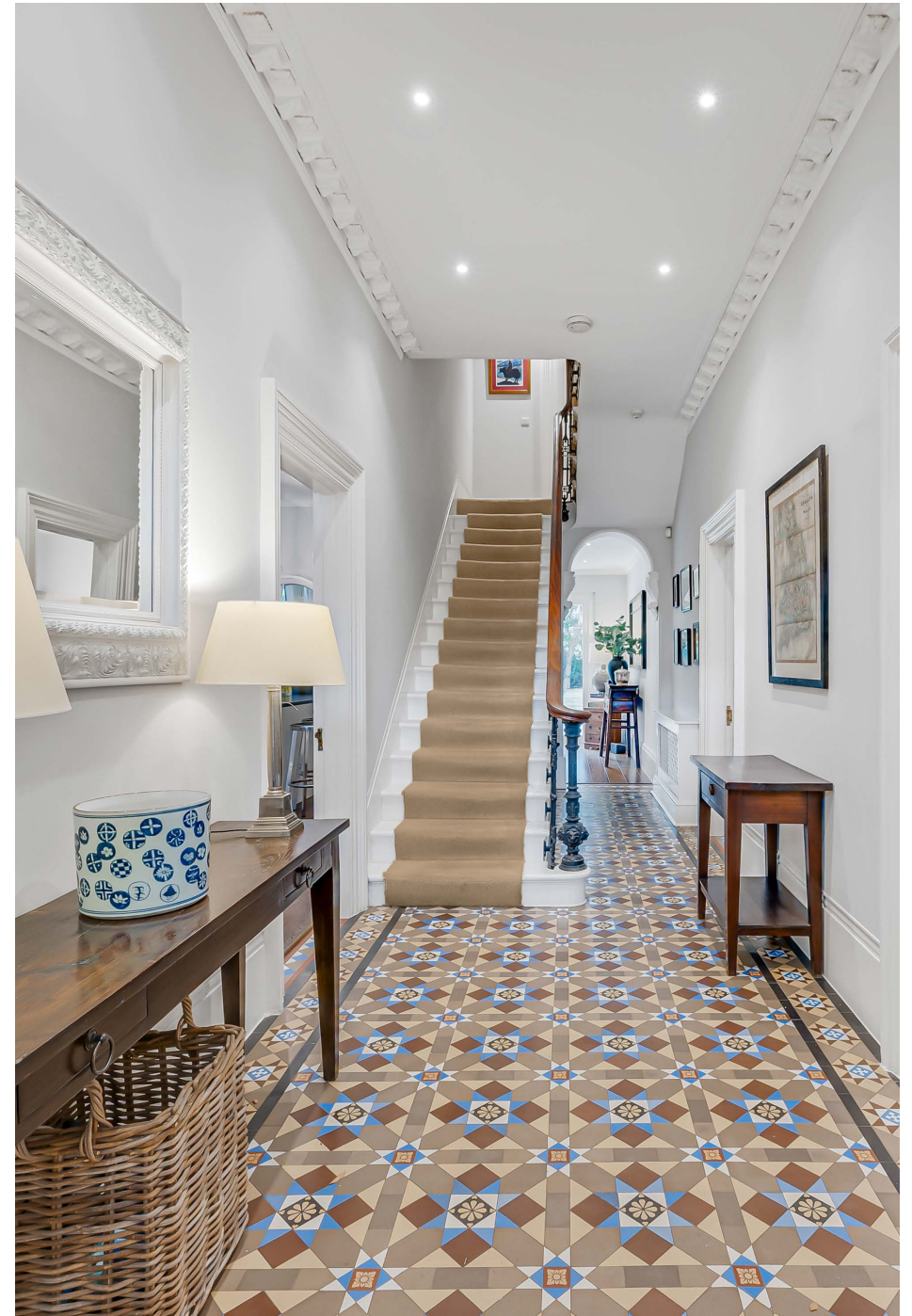


SITUATED ON THE PRESTIGIOUS CASTELNAU

The property is situated on the prestigious Castelnau, close to Barnes Village with its eclectic range of boutiques, cafes, 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 London Underground services from Hammersmith Broadway. Both Barnes Bridge and Barnes railway stations offer a frequent service into Waterloo.

There are a number of outstanding schools within the area, including St Paul's & St Paul's Juniors, The Harrodian, Ibstock Place, The Swedish School, St Osmunds Primary School and Barnes Primary School.







Approximate Gross Internal Area = 411.8 sq m / 4433 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



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