



Cleveland Gardens - Barnes, SW13

Asking Price
£2,250,000

This exceptional five-bedroom family residence stands as a testament to thoughtful design, perfectly marrying preserved period elegance with striking contemporary architecture. The property has undergone an extensive program of extension and renovation. The result is a home of rare quality, offering an impeccable balance of formal entertaining areas and relaxed, open-plan spaces tailored for modern family living.

Set behind a private front walled garden and secure gate, the home opens into a warm, welcoming entrance hallway. From here, the accommodation flows effortlessly into an elegant, light-filled double reception room. This formal living space retains its romantic period character, anchored by a beautiful feature fireplace and solid parquet wooden flooring, while bespoke integrated shelving and craftsmanship enhance the room's clean lines.

Towards the rear of the property, the house transitions into a spectacular, expansive open-plan kitchen, dining, and family room designed to act as the true heart of the home. The bespoke kitchen is a chef's culinary haven, equipped with a comprehensive range of custom wall and base units, premium integrated appliances, and a substantial central island perfect for casual dining. Architectural brilliance is on full display here; a massive overhead skylight and glass doors flood the room with natural light. Doors and feature windows glide open to seamlessly connecting the interior entertaining space with the private rear garden, offering a fluid indoor-outdoor lifestyle. Discretely positioned is a highly practical utility room and a guest cloakroom/WC.

The first floor is headlined by a sumptuous principal bedroom suite. This expansive sanctuary features a dedicated walkthrough dressing room flanked by extensive bespoke fitted wardrobes, leading into a luxury en-suite bathroom complete with a deep soaking bathtub and a separate walk-in shower. A second generous double bedroom and a sleek, modern family bathroom complete this level. The top floor has been cleverly re-engineered to maximise volume and light. It incorporates three further well-proportioned double bedrooms, making this home ideal for growing families or accommodating guests. These rooms share a further contemporary bathroom, and the floor offers abundance of easily accessible eaves storage space.

The rear garden has been masterfully landscaped to create a tranquil, private oasis away from the bustle of modern life. Leading directly from the kitchen is a premium stone patio area, perfectly suited for al fresco dining and summer evening entertaining. Beyond the terrace, a lawned area extends to the rear, framed by new fencing.

CHESTERTONS



Cleveland Gardens

Barnes, SW13

- Exceptional Five-Bedroom Period House
- Striking Contemporary Architecture
- Southwest Facing Garden
- Prime Barnes Village Location
- Cellar
- EPC Rating D



Location / Schooling / Transport

Cleveland Gardens offers an unparalleled lifestyle just moments from Barnes village high street. Residents are spoiled for choice with a curated selection of independent boutiques, award-winning restaurants, artisan coffee shops, art galleries, and the historic Olympic Studios cinema. The iconic Barnes duck pond, the sweeping green spaces of Barnes Common, and idyllic towpath walks along the River Thames toward Hammersmith and Richmond are all within casual walking distance. For commuters, both Barnes Bridge Station and Barnes Station provide frequent, direct rail services into London Waterloo. Excellent local bus networks offer rapid connections to nearby Richmond, Putney, and Hammersmith, unlocking easy access to the London Underground network. Heathrow Airport is also highly accessible via road or rail links.

The property is also perfectly positioned for world-class schooling, with prestigious institutions nearby including St Paul's School, The Harrodian, The Swedish School, and Ibstock Place School. Exceptional primary education is equally close by, including St Paul's Juniors, St Osmunds' (RC), Lowther Primary School, and the highly regarded Barnes Primary School.

Tenure: Freehold

Service Charge: £0

Ground Rent: £0

Local Authority: London Borough of Richmond upon Thames

Council Tax Band: G

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Chestertons Barnes Village Sales

68-69 Barnes High Street

Barnes

London

SW13 9LD

barnes@chestertons.co.uk

020 8748 8833

chestertons.co.uk

Cleveland Gardens, SW13

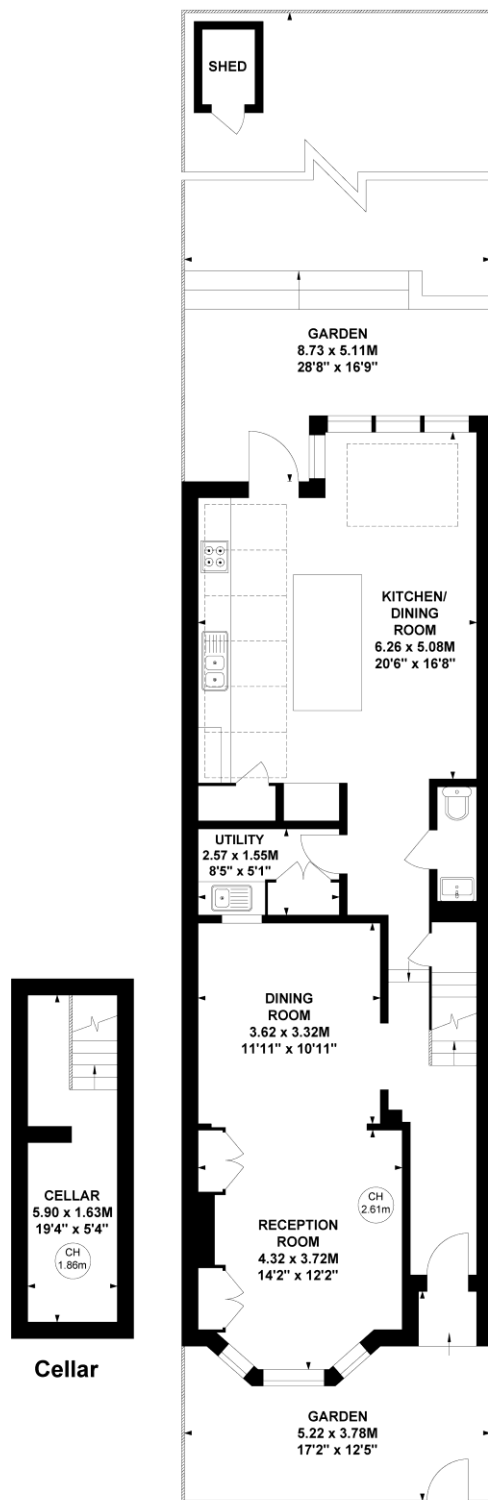
Approximate gross internal area

204.00 sq m / 2196 sq ft

(Including Eaves Storage)

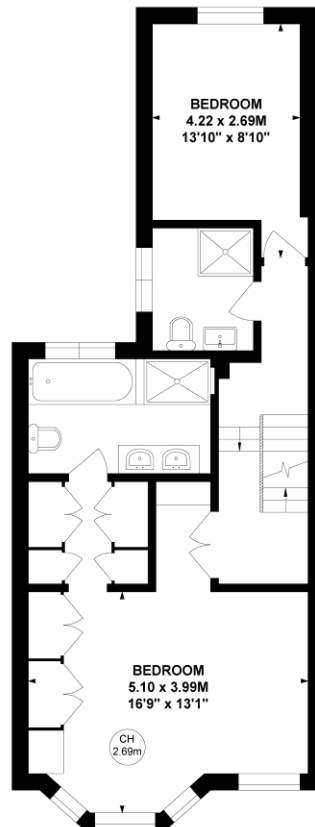
Eaves Storage : 8.72 sq m / 94 sq ft

Key :
CH - Ceiling Height

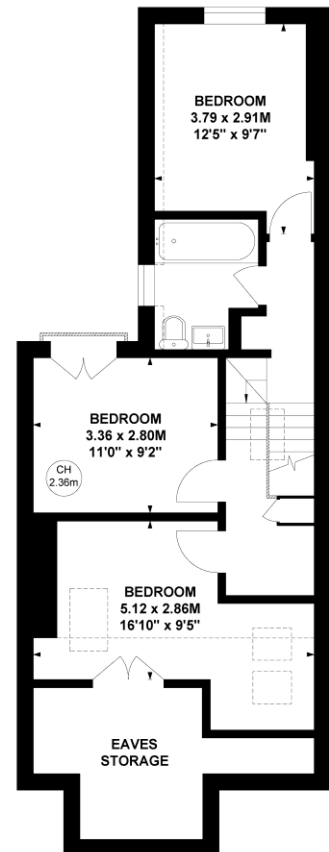


Cellar

Ground Floor



First Floor



Second Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact.
All measurements and areas are approximate only

