



Rectory Road  
Barnes, SW13

CHESTERTONS





Moments from the green open spaces of Barnes Common, and overlooking Beverley Brook, this beautifully remodelled Edwardian home sits on one of Barnes Village's most sought-after roads. Wider than average, the house has been thoughtfully redesigned to create exceptional living and entertaining spaces whilst preserving its original period character. The house further benefits from the rare advantage of off-street parking.

A welcoming entrance hall leads to an elegant double reception room with a bay window and feature fireplace. To the rear, a superb eat-in kitchen centred around a traditional Aga overlooks the garden. A standout feature is the impressive additional reception room with Crittall-style doors, currently used as a cinema and dining room, which enjoys lovely views across Beverley Brook and provides a wonderful setting for entertaining. Upstairs, there are four generous bedrooms and three bathrooms, including two en suites.

Barnes is one of southwest London's most desirable village communities, offering an exceptional balance of green open spaces and convenient access into central London. Barnes Common is moments away, while Barnes Green with its famous duck pond, the London Wetland Centre and Richmond Park are all nearby.

Barnes Village itself offers a charming collection of independent cafés, restaurants, delicatessens and shops; alongside a popular weekly farmers' market. Local favourites include Alma Café, Hermanos Coffee, The Sun Inn and the Watermans Arms, all contributing to the village's unique community feel.

The area is particularly popular with families thanks to its renowned selection of state and independent schools; including St Paul's School and St Paul's Juniors, The Harrodian, The Swedish School, St Osmond's, Barnes Primary and Lowther Primary School.

Transport links are excellent, with Barnes and Barnes Bridge stations providing regular services into London Waterloo, whilst Hammersmith Underground station is easily accessible across Hammersmith Bridge.

- Wider-Than-Average Edwardian House Overlooking Beverley Brook
- Prime Barnes Village Location Adjacent to Barnes Common
- Beautifully Remodelled with High-Specification Finish
- Stunning Eat-In Kitchen with Aga & Garden Outlook
- Additional Reception Room with Crittall-Style Doors and Brook Views
- Landscaped Garden & Off-Street Parking
- Close to Cafés, Restaurants, Village Amenities & Excellent Schools

Asking Price £2,950,000



Tenure: Freehold

Local Authority: London Borough of Richmond upon Thames

Council Tax Band: H

*Chestertons Barnes Village Sales*

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# Rectory Road, SW13

Approximate gross internal area

267.09 sq m / 2838 sq ft

(Including Eaves Storage)

Eaves Storage : 30.65 sq m / 293 sq ft

Key:  
CH - Ceiling Height



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

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