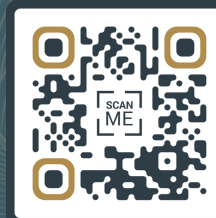




Leslie  
& Co.

THE CEDARS, THE BUTTS, BRENTFORD, TW8

Guide Price: **£2,500,000**



 Leslie & Co





## About the property

What the owners love:

Despite its considerable size, to us The Cedars has always felt a cosy house. We love the feel that it's been firmly standing here in Brentford for about 300 years. We still enjoy its quirkiness and different shaped arches and variety of fireplace designs. Our children and their friends used to find wonderful hiding places as they rushed up one flight of stairs and down another. We love its quaint attic cupboards and moving from some rooms essentially those of a country cottage, to others that have the elegance of a Georgian town house. How can one house be all those things? Best of all are the views over the walled garden – always relaxing to look at, much of it green throughout the entire year.

Whilst the pair of cedars of Lebanon dominate, the horse chestnut, Spanish horse chestnut, ceonothus, mimosa and laburnum each have their weeks of glory as the year goes round – as does the ancient wisteria snaking along the front wall unusually flowering at least twice each year. We have always had excellent neighbours within the Conservation area, many of whom have become good friends. Within a quarter of a mile's flat walk we can be at the train station, the library, the GP and dental surgeries and the local shops, restaurants and cinema.

## Key features

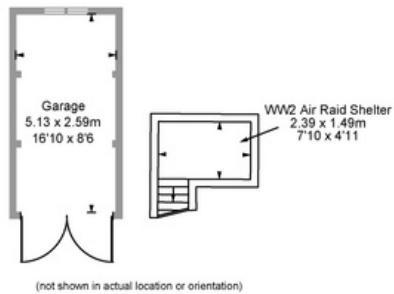
- Grade II listed Georgian home in Brentford's conservation area
- Approx. 4000 sq ft of living space across three floors
- Five double bedrooms, multiple reception rooms and basement
- Detached garage and mature walled garden
- Packed with period features such as original fireplaces, Georgian panelling and sash windows
- Home to several notable historic figures, including Colonel Tyrwhitt and the Trimmer family
- Located within walking distance of Brentford Station (Waterloo in 30 mins)
- Close to several parks and lovely riverside areas
- Easy reach of the Thames Path, local cinemas, cafés, shops and restaurants

## Material information

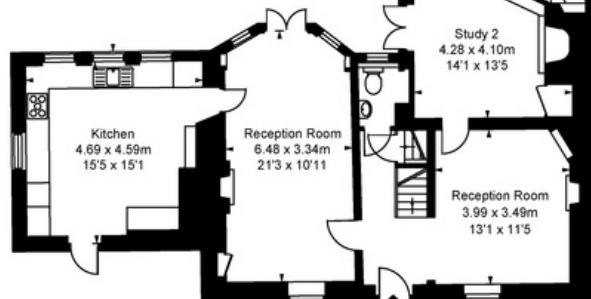
- Tenure - Freehold
- Council Tax Amount - £3,564.22 (Band G)
- Guide Price - **£2,500,000**



## Key Facts for Buyers



Lower Ground Floor  
Approximate Gross Internal Area  
17.86 sq m / 192 sq ft



Ground Floor  
Approximate Gross Internal Area  
135.21 sq m / 1,455 sq ft

The Cedars,  
Upper Butts, TW8

Approximate Gross Internal Area  
353.17 sq m / 3,802 sq ft

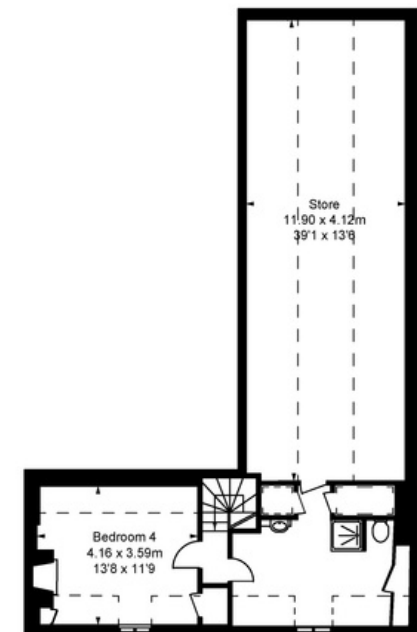
Garage  
13.31 sq m / 143 sq ft

Total Areas Shown On Plan  
366.48 sq m / 3,945 sq ft

(Including restricted height  
under 1.5m  $\square = \square$ )



First Floor  
Approximate Gross Internal Area  
116.53 sq m / 1,254 sq ft



Second Floor  
Approximate Gross Internal Area  
83.57 sq m / 900 sq ft