



Upper Butts, TW8  
Guide Price £3,750,000

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A remarkable Grade II-listed Queen Anne residence, this exceptional seven-bedroom detached home sits within the historic Butts Conservation Area, offering elegant living, architectural character, and beautifully landscaped grounds.

The house provides a series of refined reception rooms, each with its own distinct atmosphere and a wealth of original features, including an unusually wide staircase, expansive sash windows, solid oak flooring and a number of working fireplaces. Thoughtfully extended, the accommodation blends period charm with modern family living, with a well-appointed kitchen and living spaces forming the heart of the home and opening seamlessly onto the gardens.

A standout feature is the architect-designed heated indoor swimming pool with spa facilities, enclosed by glass doors that lead directly to the garden, creating an exceptional indoor-outdoor environment suited to both relaxation and entertaining.

The walled garden is a true highlight - mature, private and beautifully landscaped, enjoying an east - west aspect that allows for sunlight throughout the day - and provides a peaceful sense of seclusion rarely found in London.

Situated at the heart of the historic Butts enclave, the house is surrounded by a charming group of period houses that create a tranquil village-like atmosphere. The property also borders the picturesque Grand Union Canal, and is close to the River Thames, offering scenic walks along the water's edge and through many beautiful local parks.

1 Upper Butts represents a rare opportunity to acquire a distinguished period home combining scale, privacy and timeless elegance, with excellent transport links to both central London and Heathrow.



# Upper Butts, TW8

Approximate gross internal area

528.91 sq m / 5693 sq ft

(Including Garage & Swimming Pool)

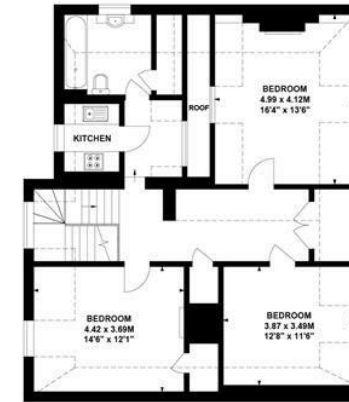
Swimming Pool : 55.86 sq m / 601 sq ft

Key :

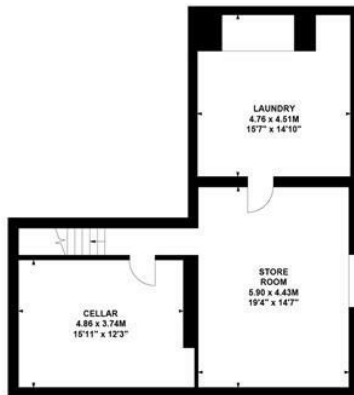
CH - Ceiling Height



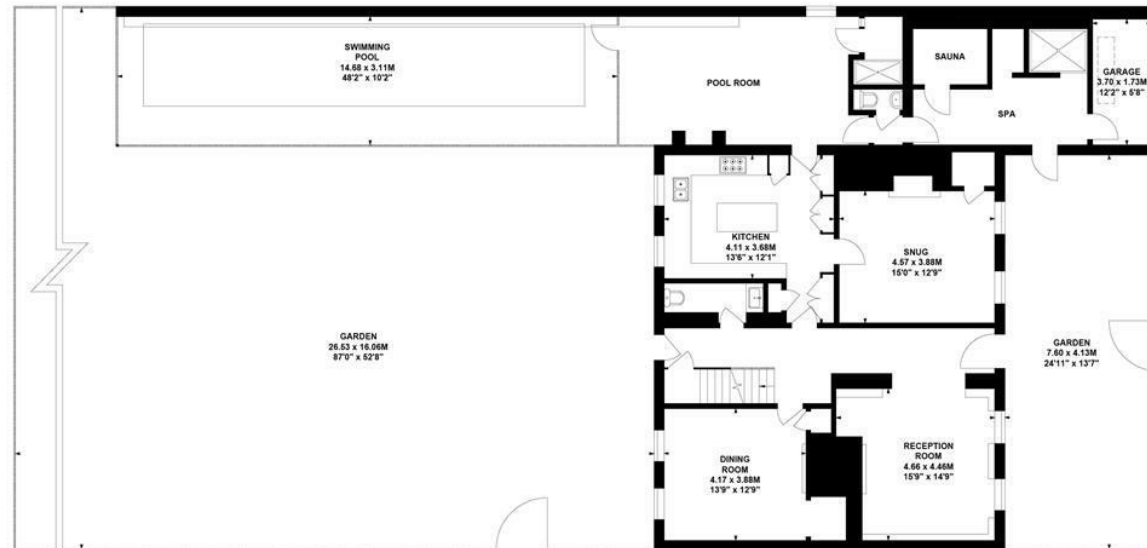
First Floor



Second Floor



Lower Ground Floor



Ground 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

- Remarkable Grade II-listed Queen Anne residence
- Wonderful landscaped walled garden
- In excess of 5500 sqft of accommodation

- Historic Butts Conservation Area location
- Architect-designed heated indoor swimming pool with spa facilities
- Distinguished period home combining scale, privacy and timeless elegance

Tenure - Freehold  
Local Authority - Hounslow  
Council Tax - Band G

