

JAMES ANDERSON

Roehampton Lane
Putney SW15
Guide Price £1,150,000



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Brought to the market for the first time in over 40 years, this exquisite period family home is set in a prime position, offering uninterrupted, scenic views over the renowned Roehampton Club's tennis courts and playing fields. Full of timeless character and original charm, this substantial family home is a rare find, combining generous living space, period detailing, and significant future potential.

From the moment you step inside, the home welcomes you with a sense of grandeur. The entrance hallway sets a refined tone, leading to two large reception rooms, both perfectly suited for entertaining or relaxed everyday living. These beautifully proportioned rooms are rich in original features, including intricate ornate cornicing, decorative ceiling roses, handsome feature fireplaces, and soaring ceilings that enhance the feeling of space and light throughout.

To the rear, a well-sized kitchen and breakfast room offers views across and access to the long, sun-drenched garden ideal for outdoor dining or family play. The space also presents a fantastic opportunity for reconfiguration or extension, subject to planning permission, to create a contemporary kitchen-dining-living area.

Upstairs, the first floor hosts four generously sized bedrooms, all flooded with natural light. The two front-facing rooms are particularly impressive, offering far-reaching panoramic views across the beautifully maintained grounds of Roehampton Club, a rare and sought-after outlook. Additionally, a loft room offers flexible space with excellent potential for further extension or development (STPP).

Homes of this calibre, with both charm and potential, seldom come to the market. With refurbished homes in the area achieving premium prices, this is a superb opportunity for buyers seeking to create a bespoke family home. Sold with no onward chain, this is a seamless opportunity to secure one of the area's most desirable period properties only moments from Barnes Station and green open spaces.






What's in this Yes BOX
Kitchen
Lounge
Bedroom
Bathroom
Loft/Garage
LARGE









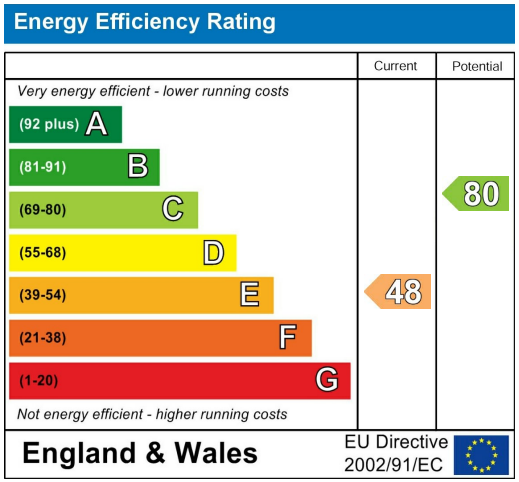

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Don't get mad, get everything.

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Approximate Gross Internal Area = 2547 sq ft / 236.6 sq m
(Including Reduced Headroom / Eaves)
Reduced Headroom / Eaves = 264 sq ft / 24.5 sq m

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