



A wonderful six bedroom house recently refurbished and extended to create a superb family home

Ullswater Road, Barnes, London, SW13

Freehold

Winkworth

Offering wonderful lateral living space across four floors • Elegant bay fronted reception room • Spectacular kitchen/dining/living room offering a wonderful multi-purpose open plan living space • Large media/family room • Fully fitted utility room • Luxurious principal suite with a custom built walk in wardrobe/dressing room and a generous en suite bathroom • Five further bedrooms • Three further bathrooms • 74ft southerly facing landscaped garden with a contemporary studio which is set up as a gym with a shower room • Off street parking

Local Information

Ullswater Road is a quiet residential street close to the heart of Barnes Village with its eclectic range of shops, duck pond, restaurants and The Olympic cinema.

Barnes Station and Barnes Bridge Station offer a frequent service into Waterloo. There are also bus services serving Putney, Richmond and Hammersmith. Heathrow airport is easily accessible via M4.

The schools in the area include: St Paul's School, The Harrodian, The Swedish School and Ibstock Place School. For younger pupils, St Paul's Juniors, St Osmunds' (RC) and Barnes Primary School.

About this property

A spectacular six bedroom semi-detached family house set back from the road with off street parking and a pod point.

The house is decorated in fresh neutral tones and offers wonderful lateral living space across four floors, with under floor heating and air conditioning throughout. The property opens into a deep, wide entrance hall creating a great sense of light and space.

To the front is an elegant bay fronted reception room with good natural light. To the rear a spectacular kitchen/dining/living room offering a wonderful multi-purpose open plan living space. Full height sliding glass doors extend the entertaining space further on to a large paved terrace overlooking a 74ft southerly facing landscaped garden designed for both entertaining and family living. There is a contemporary garden studio at the bottom set up as a gym complete with shower room and shed storage.





The stunning Poggenpohl kitchen features an extensive range of units and cupboards, Corian worktops, fully integrated Gaggenau appliances and a large central island/breakfast bar. The lower ground floor comprises a large media/family room with a kitchenette to the rear with access to the garden. To the front is a generous double bedroom with fitted wardrobes. Alongside is a stylish shower room and a fully fitted utility room.

Upstairs, on the first floor a luxurious principal suite with a custom built walk in wardrobe/dressing room and a generous en suite bathroom with a separate glass rainfall shower, a freestanding bath and TV. There are a further two bedrooms and a contemporary family bathroom.

On the top floor are a further two double bedrooms, one with fitted wardrobes and a pretty Juliet balcony, and a bathroom with excellent storage under the eaves.

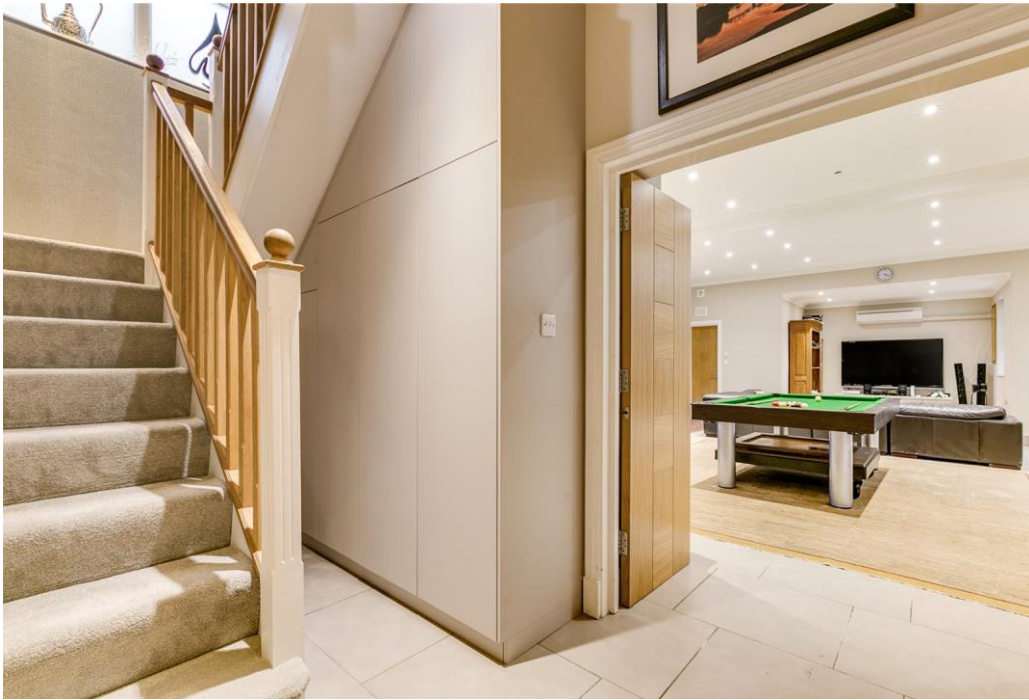
Tenure
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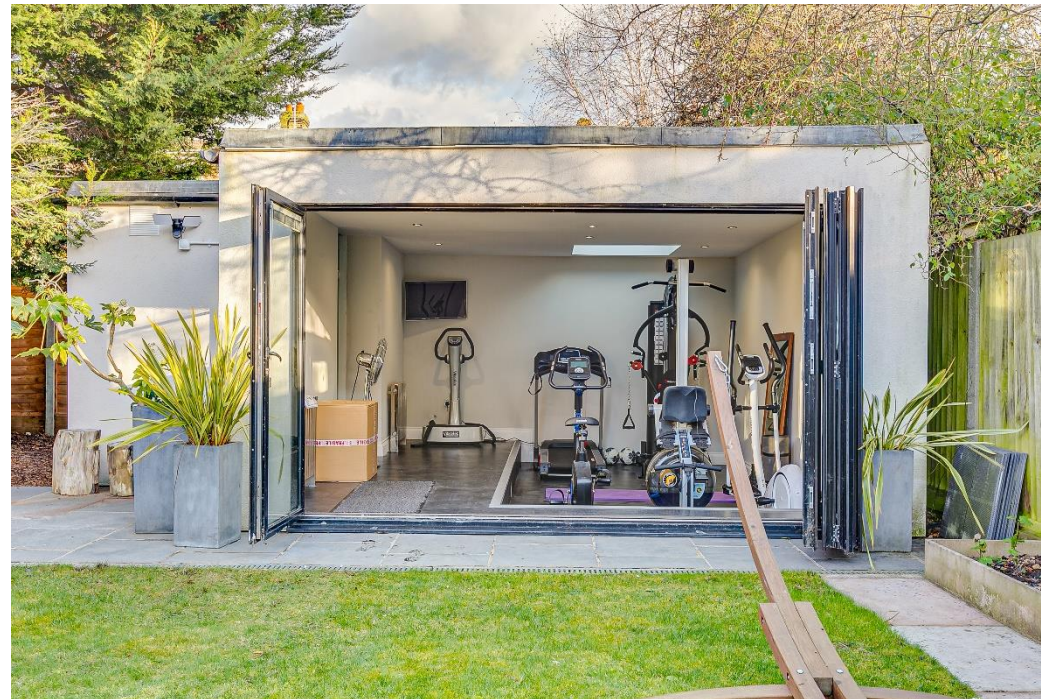
Local Authority
London Borough Of Richmond
Upon Thames

Energy Performance
EPC Rating = C

Viewing
All viewings will be accompanied and are strictly by prior arrangement through Winkworth Barnes Office.
Telephone: 020 8255 0088









Ullswater Road

Approximate Gross Internal Area = 4180 sq ft / 388.3 sq m

(Excluding Reduced Headroom / Eaves)

Reduced Headroom / Eaves = 210 sq ft / 19.5 sq m

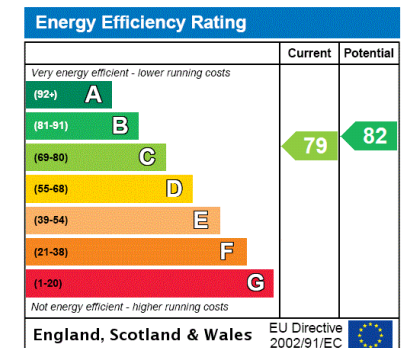
Shed = 14 sq ft / 1.3 sq m

Gym = 261 sq ft / 24.2 sq m

Total = 4665 sq ft / 433.3 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



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