

Winkworth

Stonehouse Cottage, Gressenhall Road, London, SW18 1PJ





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An exceptional opportunity to acquire a late Victorian converted coach house/stable, with ample potential for modernisation and situated in this tranquil, residential East Putney location.

The property approached over the stable courtyard and is set within a very large plot, approximately a third of an acre. The house was built in the early 1900's and offers an enviable, secluded and private location, perfect for family living. It has not been on the open market in 75 years.

The exterior of the property offers a large arched integral porch, opening to the generous galleried entrance hall. The entrance hall leads to the spacious reception room, affording direct access to the mature 105 ft. West-facing rear garden and stable courtyard. This is complemented with a good-sized kitchen with plenty of fitted cabinetry and a separate dining room, affording spectacular garden views, making a bright and airy space, perfect for entertaining. The ground floor is complemented further with a separate WC.

The upper floors offer flexible family accommodation with four double bedrooms complemented by a spacious family bathroom.



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Boasting space and a wealth of historical features, including the original stable door, the property previously featured in July 1951's issue of the Ideal Home magazine. Gressenhall Road is situated off West Hill Road, it is close by to the amenities of both Putney High Street, Wandsworth Town and Southfields, and is therefore within easy reach of Putney Mainline Station (National Rail), East Putney Underground Station (District Line) and Southfields Underground Station (District Line) offering swift West End and City communications. Additionally, Clapham Junction as a short bus ride. Putney High Street, Wandsworth Town and Southfields offer excellent multiple and specialist shopping facilities. Motorists are equally well served by the nearby A3.

The property comes with planning permission granted, offering several options for a prospective purchaser.

<https://planning2.wandsworth.gov.uk/planningcase/comments.aspx?case=2021%2f2005>

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[EPC to be inserted here]

Features

Reception Hall, Reception Room, Kitchen, Dining Room, Separate WC, Four Bedrooms, Family Bathroom, 97 ft Front Garden, 105 ft Rear Garden

Internal area

Total 2368 sq ft/ 220 sq m

Plot size

Total 191 ft x 100 ft

Freehold

Asking Price

£2,750,000

Development Opportunities

Option 1:

Retain the house in its present form.

Option 2

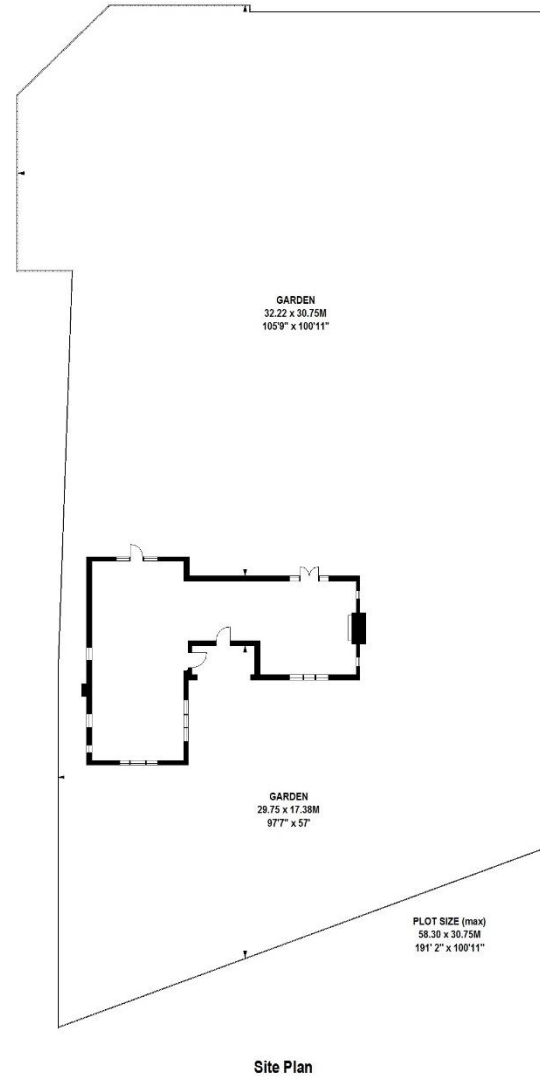
Extend for which planning permission is available, achieving up to 5-bedrooms, 3 bathrooms and a conservatory style additional living room.

Option 3

There is a development opportunity by reducing the area of the East wing resulting in a wider development plot between the existing house and the Eastern boundary.

Option 4

Redevelop the entire site.

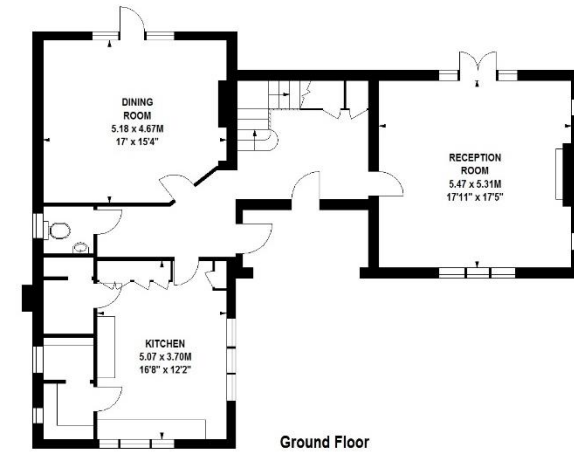
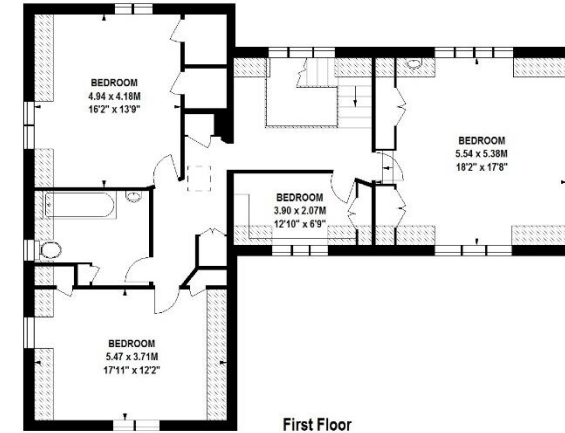


Gressenhall Road, SW18

Approximate Gross Internal Area 220 sq.m / 2368 sq. ft



Under 1.5m head height



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020 8788 9295

Floor Plan produced by Mays Floorplans©
Illustration for identification purposes only, not to scale
All measurements are maximum, and include wardrobes and window bays where applicable

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