



 RAMPTON
BASELEY

Roseneath Road | SW11

Freehold



Description

A superb opportunity to acquire this extremely impressive family house measuring just shy of 2960 sq ft with an extremely large garden for the area. This incredible property has been almost entirely rebuilt and extended by the current owners to create a stylish and contemporary property arranged over four floors.

This property is currently under construction and is due for completion towards the end of May. It is possible for the buyer to have input with regards to the interior finishes depending on timing.

The front door opens to a wide entrance hall with built in storage for coats and shoes. The entrance hall opens to an extremely spacious reception room which measures in excess of 26ft in length with a beautiful parquet floor and a glazed crittall style partition that separates the kitchen dining room to the rear of the same level. The designer kitchen will boast a whole range of units with integrated appliances with plenty of space for entertaining as well as a relaxed seating area. A built in banquet style bench occupies the eastern flank wall. One of the most impressive aspects of this house, is the extremely spacious garden which is almost unique to the area. The garden currently has planning for a single storey annex and there is easily enough space to install a swimming pool subject to the usual consents. The rear part of the garden opens up to a further area of garden (garden measures in total approximately 82ft x 55ft). From the garden looking back towards the house, one of the most striking aspects of the design is the huge crittall glazed window that runs from the lower ground floor up to the base of the first floor.

A basement has been excavated under the entirety of the house providing the fifth double bedroom, a shower room, a laundry room and a superb family/play room that measures

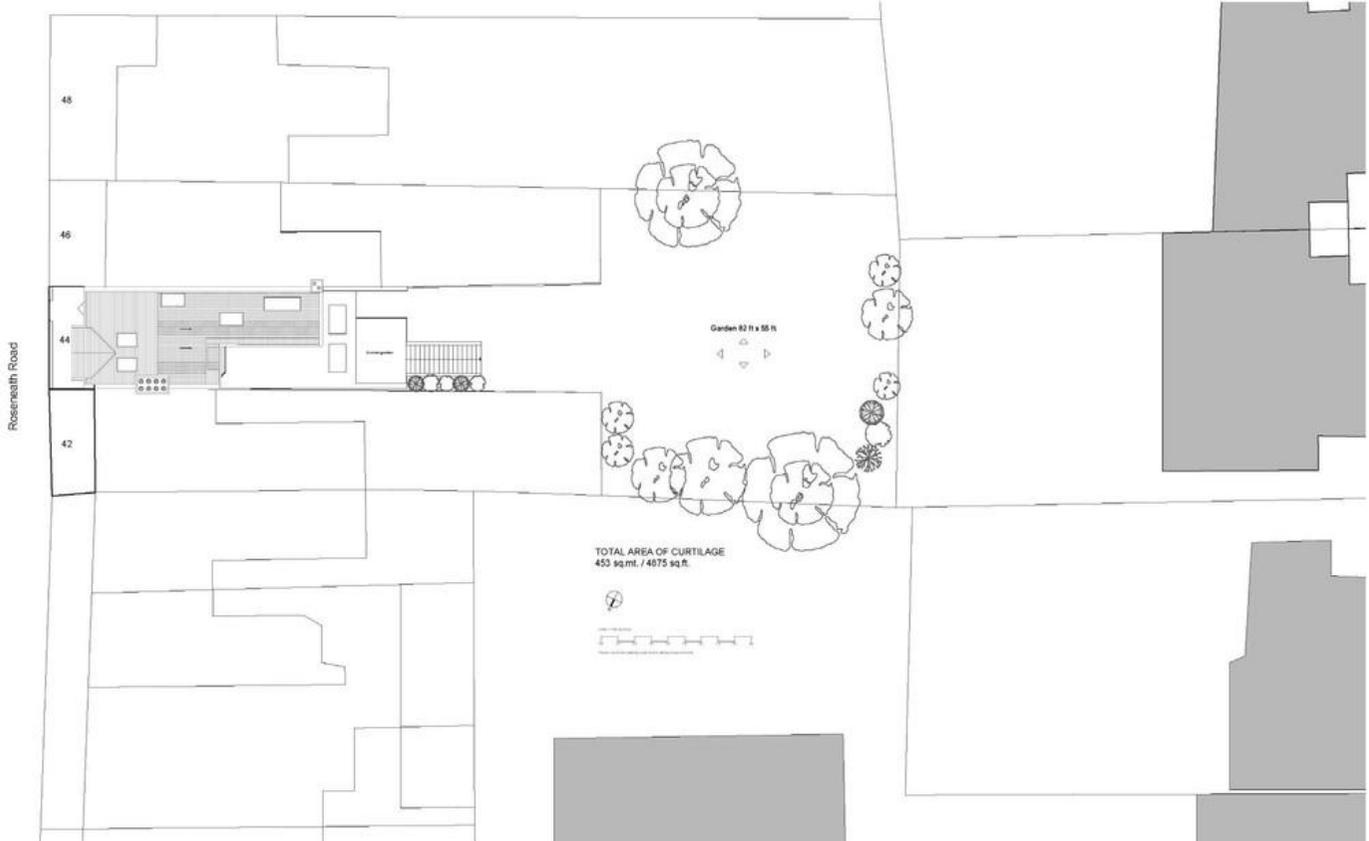


30ft in length with approximately 3m high ceilings. Double doors open from the playroom to a sunken patio and a set of steps lead up to the main garden.

Three double bedrooms (one with ensuite bathroom) and a family bathroom can be found on the first floor. The master bedroom also boasts incredible proportions with a walk through dressing area and a luxurious ensuite bathroom.

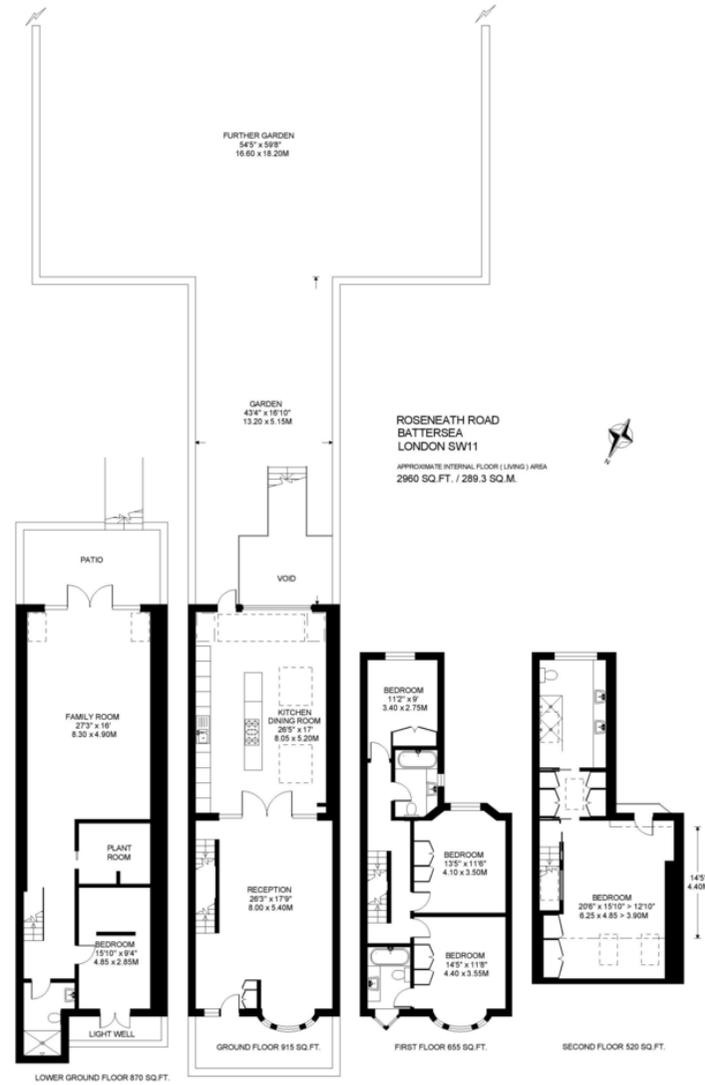
Roseneath Road runs from Wroughton Road to Thurleigh Road, "between the commons". Transport can be found at Clapham South Tube and the amenities of Northcote Road are approximately a five minute walk. There are a number of good state and private schools nearby (subject to catchment areas each year).

- Five double bedrooms
- Reception room
- Kitchen dining room
- Family room
- Master ensuite with dressing area
- Two bathrooms (one ensuite) and a shower room
- Utility area
- 82ft x 55ft garden
- *This property is currently under construction*





131 Northcote Road, London, SW11 6PS,
 T 020 7228 5111
 E batterseasales@ramptonbaseley.com
 www.ramptonbaseley.com



FLOORPLAN DRAWN PRIOR TO COMPLETION OF WORKS
 COPYRIGHT
 FLOORPLAN PRODUCED FOR RAMPTON BASELEY
 BY FLOORPLANNERS 07801 228850

All statements contained in these particulars as to this property are made without responsibility on the part of Rampton Baseley Estate Agents

