



 RAMPTON
BASELEY

CLAVERING PLACE, SW12 / FREEHOLD

SW12 / FREEHOLD

A BEAUTIFULLY PRESENTED FIVE BEDROOM FAMILY HOME OFFERING ALMOST 3,500 SQ FT OF LATERAL ACCOMMODATION TOGETHER WITH OFF-STREET PARKING FOR TWO CARS IN THIS ATTRACTIVE, MODERN GATED DEVELOPMENT A STONE'S THROW FROM CLAPHAM COMMON.

Built in 2011 by Shanly Homes, Clavering Place is an exclusive gated development of ten family homes arranged around a cobbled mews. Faraday House sits on a broad plot which is almost 54 ft wide and provides flexible, lateral accommodation making it ideal for family living.

Entering in to a nice wide hallway, a central staircase rises through the house. To the right sits a generous kitchen/dining room with a smart, contemporary kitchen with integrated appliances, stone composite work surfaces and a central island and breakfast bar. There is ample room to sit, eat and entertain and glazed French doors lead directly to the garden. There is a separate utility room which provides access to the garage, together with a guest WC.

The living and entertaining space is arranged over the entirety of the first floor. There is a wonderful double aspect reception room to one side of the large central landing. Glazed doors lead through to a further, less formal reception room on the opposite side of the house, which opens on to generous study at the front of with a range of bespoke shelving, storage and a built-in workstation.

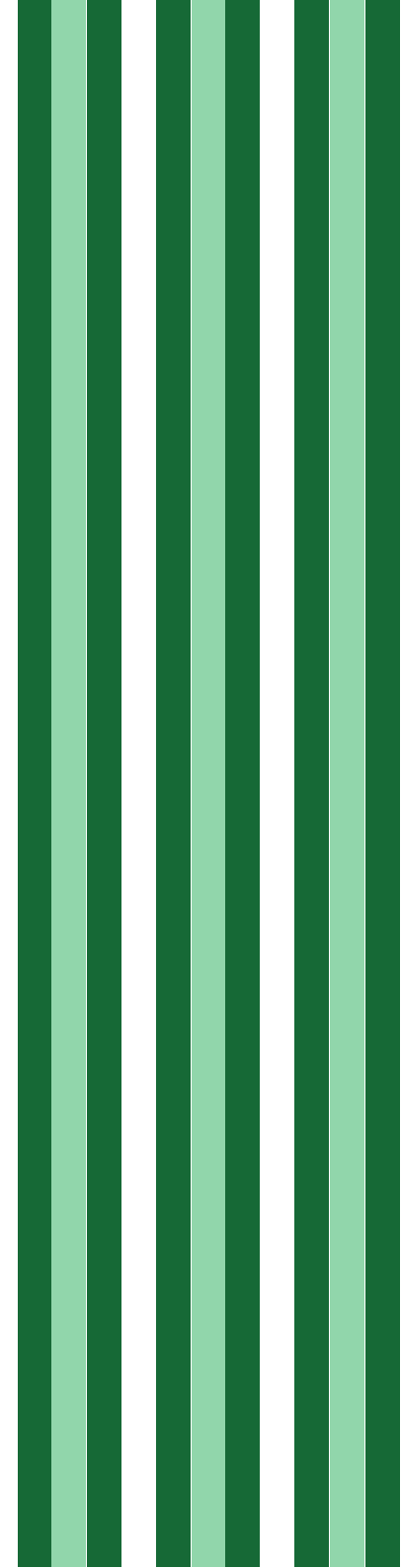




FIVE BEDROOMS | KITCHEN/DINING ROOM | TWO RECEPTION ROOMS

UTILITY ROOM | STUDY | GARDEN | OFF STREET PARKING | HOT TUB | GARAGE





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Five bedrooms are arranged over the two upper floors, including a superb principal bedroom suite on the first floor with a walk-in dressing room and en-suite bathroom with a bath and separate glass enclosed shower cubicle. There are two further double bedrooms on this floor, both with fitted wardrobes together with a family bathroom. Two further generous en-suite double bedrooms can be found on the top floor, the larger of the two opening on to a west facing balcony with lovely rooftop views across Wandsworth.

To the rear of the house is a secluded private garden with a paved patio area accessed from the kitchen, with raised planters and an Easi grass lawned area and hot tub. There is also useful gated side access to the mews at the front.

There is off street parking for two cars to the front of the house together with an integral garage.

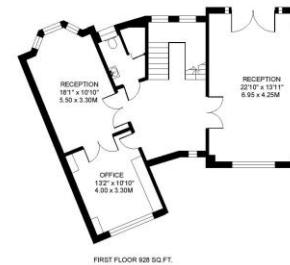
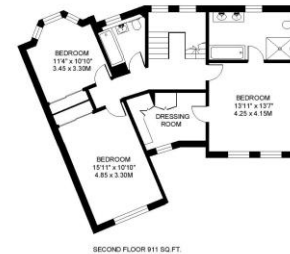
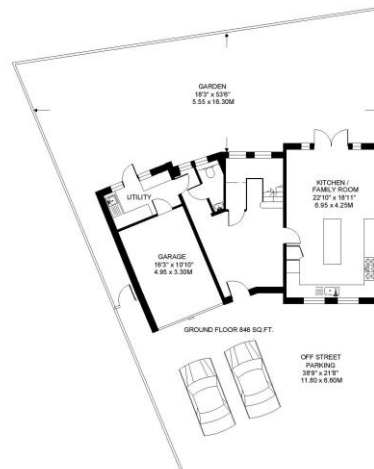
Clavering Place is a modern gated development tucked away off Nightingale Lane, a stone's throw from the green open spaces of Clapham Common and within very easy reach of Clapham South Underground station which provides quick and convenient access to the City via Bank (Northern line).

A wide variety of shops, bars and restaurants can be found on Balham High Road and the amenities of Northcote Road and Bellevue Village are also within easy reach. There are a number of excellent state and private schools nearby subject to catchment and entry each year.

Council Tax Band: H | EPC: B | Tenure: Freehold



CLAVERING PLACE
LONDON SW12
APPROXIMATE INTERNAL FLOOR (LIVING) AREA
3456 SQ.FT / 321 SQ.M.



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This plan is approximately correct, but not to a given scale, and is for guidance only, and must not be relied upon as a statement of fact.
All measurements, both above and approximate only, are taken from a photograph in accordance with the current edition of the RICS Code of Measuring Practice.
Where a room has a sloping ceiling, the dashed line marks 1.5m height, and the measurements are shown at floor level.

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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