



**RAMPTON
BASELEY**

STREATHAM COMMON SOUTH, SW16 / FREEHOLD

SW16 / FREEHOLD

RIPLEY HOUSE IS A MAGNIFICENT GEORGIAN PROPERTY THAT MEASURES JUST SHY OF 4,000 SQ FT, WITH INCREDIBLE LATERAL LIVING ACCOMMODATION ARRANGED OVER THREE FLOORS. THE HOUSE OCCUPIES A FANTASTIC POSITION OVERLOOKING THE OPEN SPACES OF STREATHAM COMMON. THE PROPERTY HAS LOTS OF INTERESTING HISTORY AND IS RUMOURED TO BE ONE OF THE OLDEST HOUSES IN STREATHAM, BUILT IN 1764. THE APPROACH TO THE HOUSE IS VIA A BEAUTIFULLY LANDSCAPED FRONT GARDEN WHICH INCORPORATES OFF-STREET PARKING FOR TWO CARS.

The front door opens to an entrance hall with its attractive period fireplace and cloakroom. Beyond the entrance hall, there are three reception rooms, a spacious kitchen breakfast room and a large utility room/ studio space. The kitchen has a huge, glazed door which slides open to a terraced area, which in turn leads to one of the most impressive gardens in the whole of Streatham. The current owners regularly open the garden to the public, under the National Garden Scheme. The main body of the garden measures 144 ft long and over 82 ft wide. Given the generous size of the garden, it has been designed to incorporate numerous different zones all of which have their own individual charm and character.

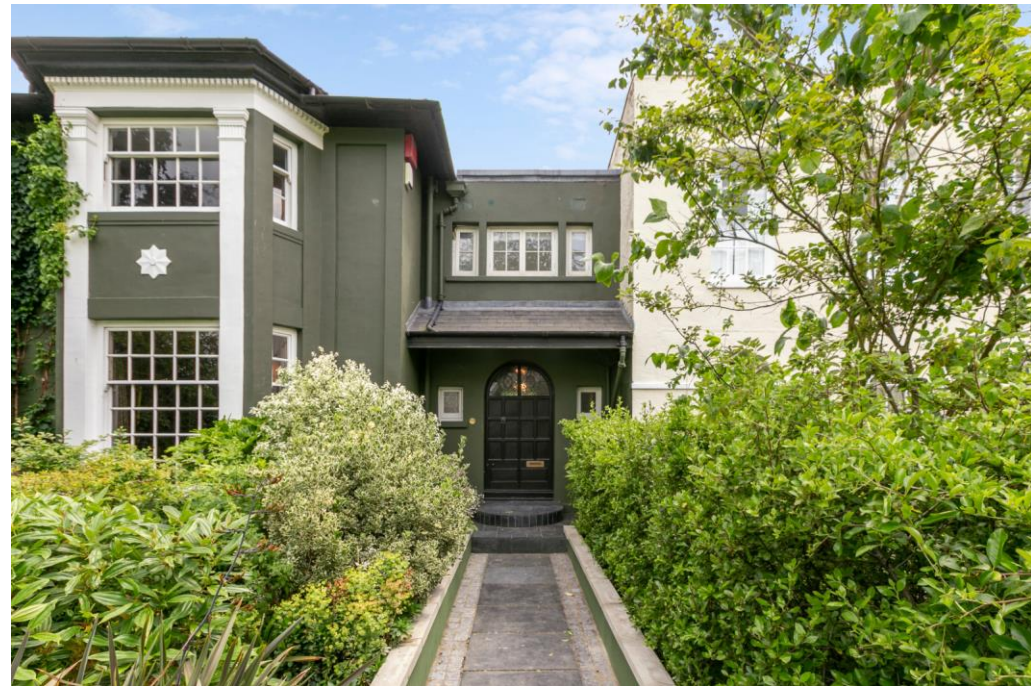
Back in the house, there is a basement level which was excavated in 2008, this includes a playroom/ gymnasium, a kitchenette, a steam room, a shower room, storage and an indoor swimming pool. The pool is described as an "endless swimming pool" in which the swimmer swims against a jet. Excellent exercise and great fun for kids.

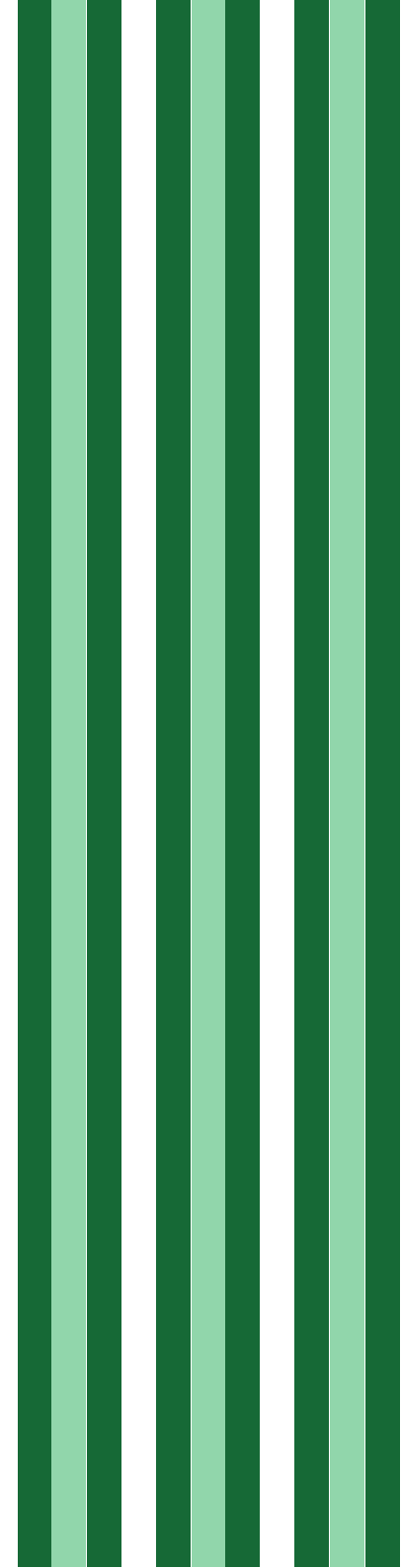




KITCHEN BREAKFAST ROOM | TWO
RECEPTION ROOMS | DINING ROOM |
FIVE BEDROOMS | THREE BATHROOMS

| UTILITY | SWIMMING POOL | SAUNA |
GYM | GARAGE | GARDEN | GREEN
HOUSE





SW16 / FREEHOLD

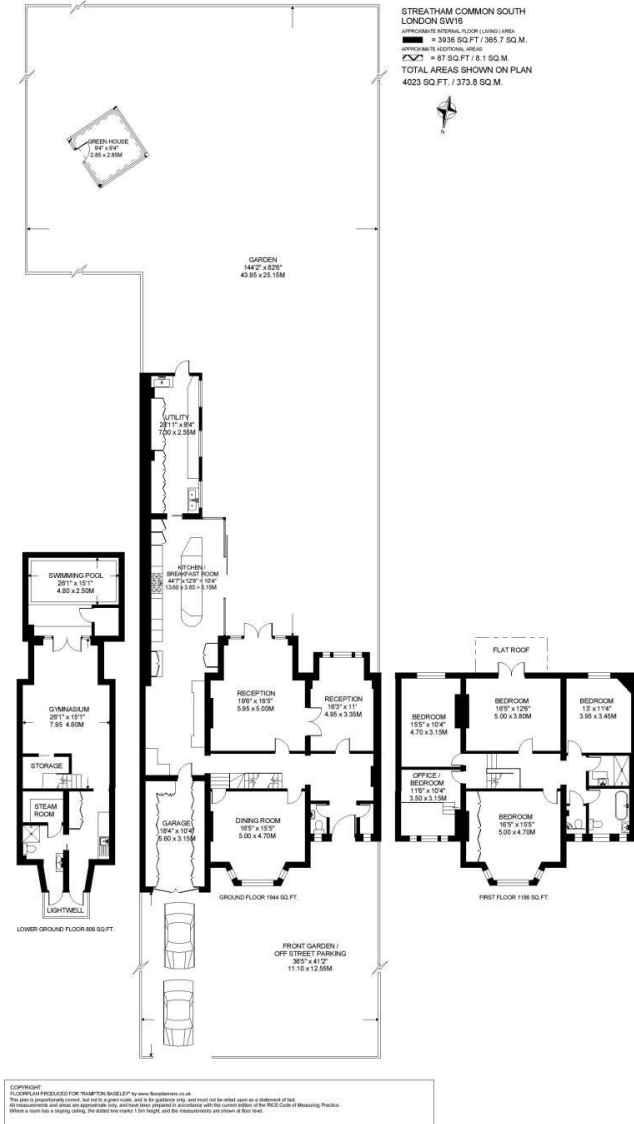
On the first floor, there are five bedrooms and two bathrooms. The bedrooms towards the front of the house benefit from the views over Streatham Common and those to the rear benefit from views of the Ripley House gardens. In addition to the off-street parking, there is also a garage which is currently being used for storage but could accommodate a car.

The house is 'green" inside and out; featuring a luscious sedum green roof; wastewater recycling and automated garden irrigation; solar hot water heating; reverse cycle heat pump heating and cooling, (perfect for hot summers); automated external solar control awnings shading the South facing windows keeping the rooms cool.

Streatham Common Southside is a reasonably quiet road, running from Streatham High Road to Covington Way. The amenities of Streatham and Balham are nearby. There are a number of good schools locally (subject to entrance and catchment).

Council Tax: G | EPC: C | Tenure: Freehold





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.



ALL STATEMENTS CONTAINED IN THESE PARTICULARS AS TO THIS PROPERTY ARE MADE WITHOUT RESPONSIBILITY ON THE PART OF RAMPTON BASELEY ESTATE AGENTS

RAMPTON BASELEY OFFICES

NORTHCOTE ROAD SW11 | 020 7228 5111
 BELLEVUE ROAD SW17 | 020 3846 0999
 BALHAM HIGH ROAD SW17 | 020 8767 7079
 GARRATT LANE SW18 | 020 8879 6205

www.ramptonbaseley.com

