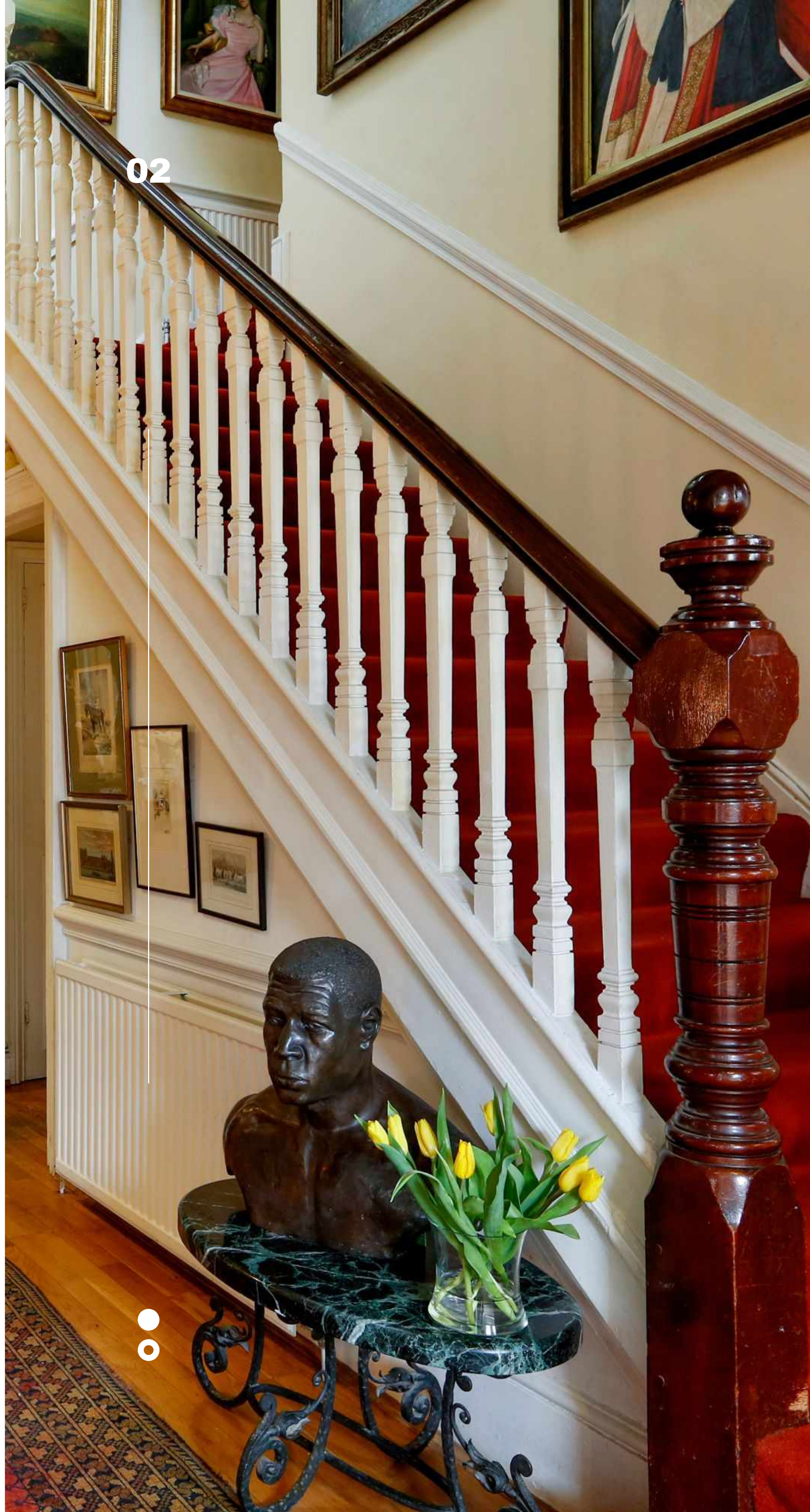




DENEPORT SW15

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02



Briar Walk, Putney, London SW15

Stunning & Detached

Edwardian splendour with a generous receiving hallway, wide staircase and separate ground floor study; just some of the classic features in this perfect family home.





Briar Walk, Putney, London SW15

This Edwardian family house, nestled at the foot of 'Putney Hill', is substantial and offers plenty of space both for casual and formal entertaining. The property retains many original features, including tall ceilings with plaster mouldings, fireplaces, low rising wide stairs with classic balustrade design and square bay-fronted windows.

**Superb
entertaining
space**



06

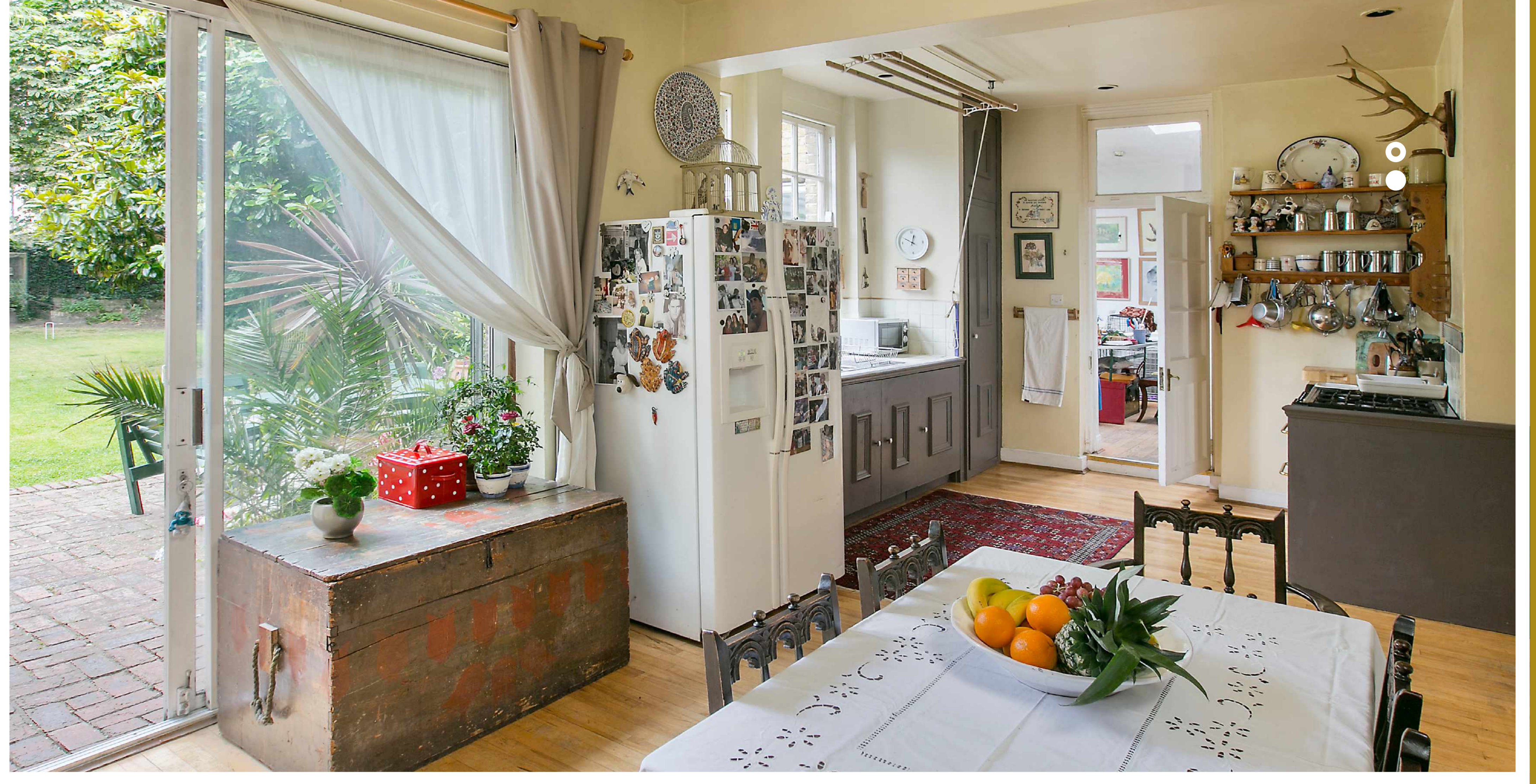


Family living

The double aspect reception room is large enough to have dedicated areas for different types of use, from a TV area to sitting room to a dinning area. The large windows offer an abundance of natural light which runs throughout the property, even on the gloomiest of days. There is a separate family room, from the kitchen, which would be ideal as a play area or 'computer den' for children.

Briar Walk, Putney, London SW15





The country style kitchen/breakfast room is big enough to cater for most families; it has direct views and access to the large south easterly garden which has a patio area suitable for outside tables & chairs. The rear garden is mainly laid to lawn and has well established trees and borders, offering a good perspective of privacy and seclusion .

Country living in town





Large principal rooms

The Mast Bedroom suite, with its private terrace overlooking the garden, runs across the entire north/south side of the first floor. The ensuite bathroom is huge. There are four further bedrooms and a showroom. Furthermore, on the second floor, there are three additional bedrooms and two bathrooms, plus a utility room. A mezzanine gallery at the top of the staircase compliments the Edwardian interior design of this beautiful home.

Briar Walk, Putney, London SW15







Summary

Receiving hallway - Double aspect reception room - Dining, Kitchen /
 Breakfast room - Family room - Study - Master bedroom suite (with terrace)
 - 7 Further bedrooms - 3 Further bath / shower rooms - Utility - Cellar -
 Store room - Off street parking for several cars - Large South East facing
 garden.



14



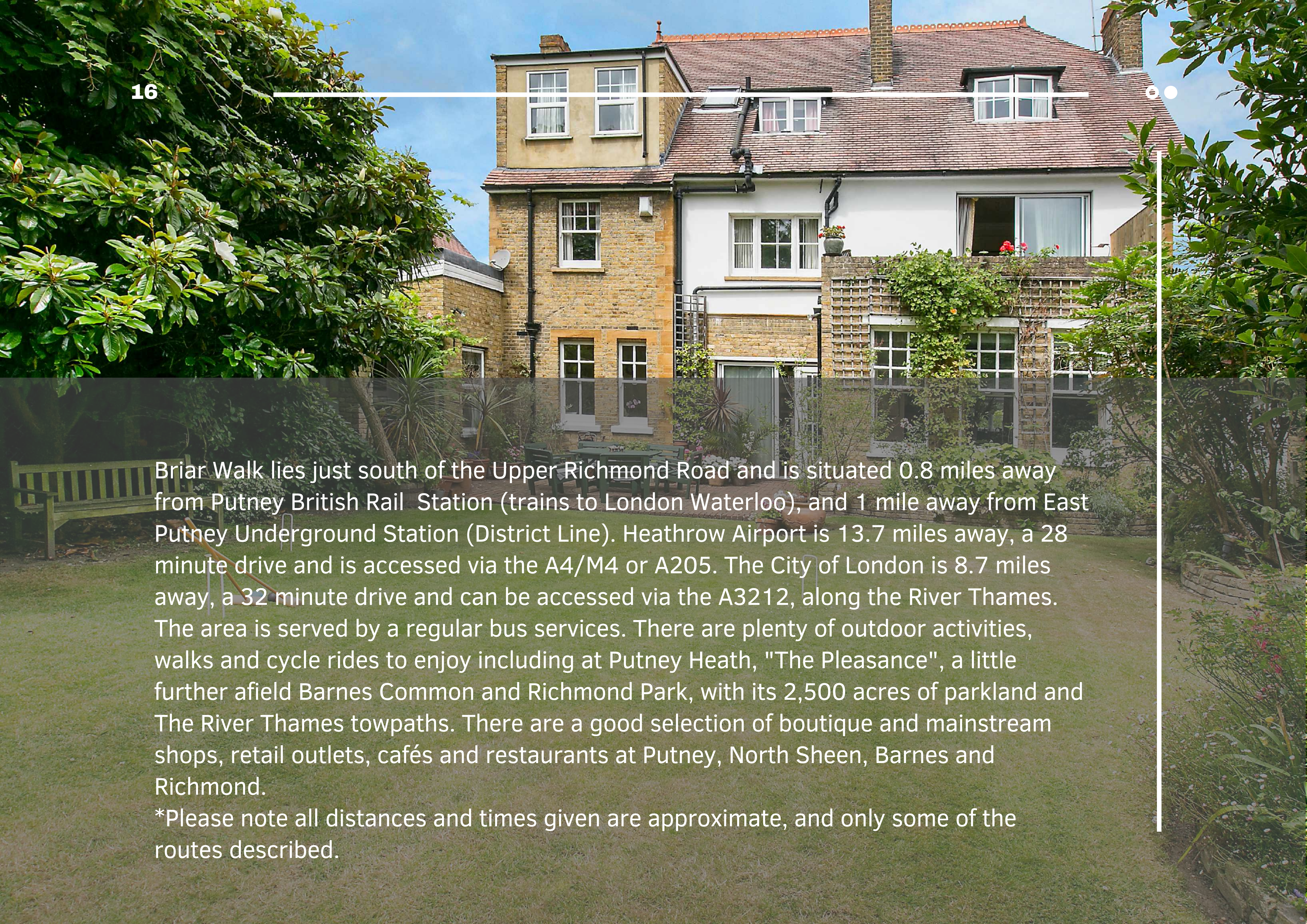
Seclusion & Tranquility



Briar Walk, Putney, London SW15

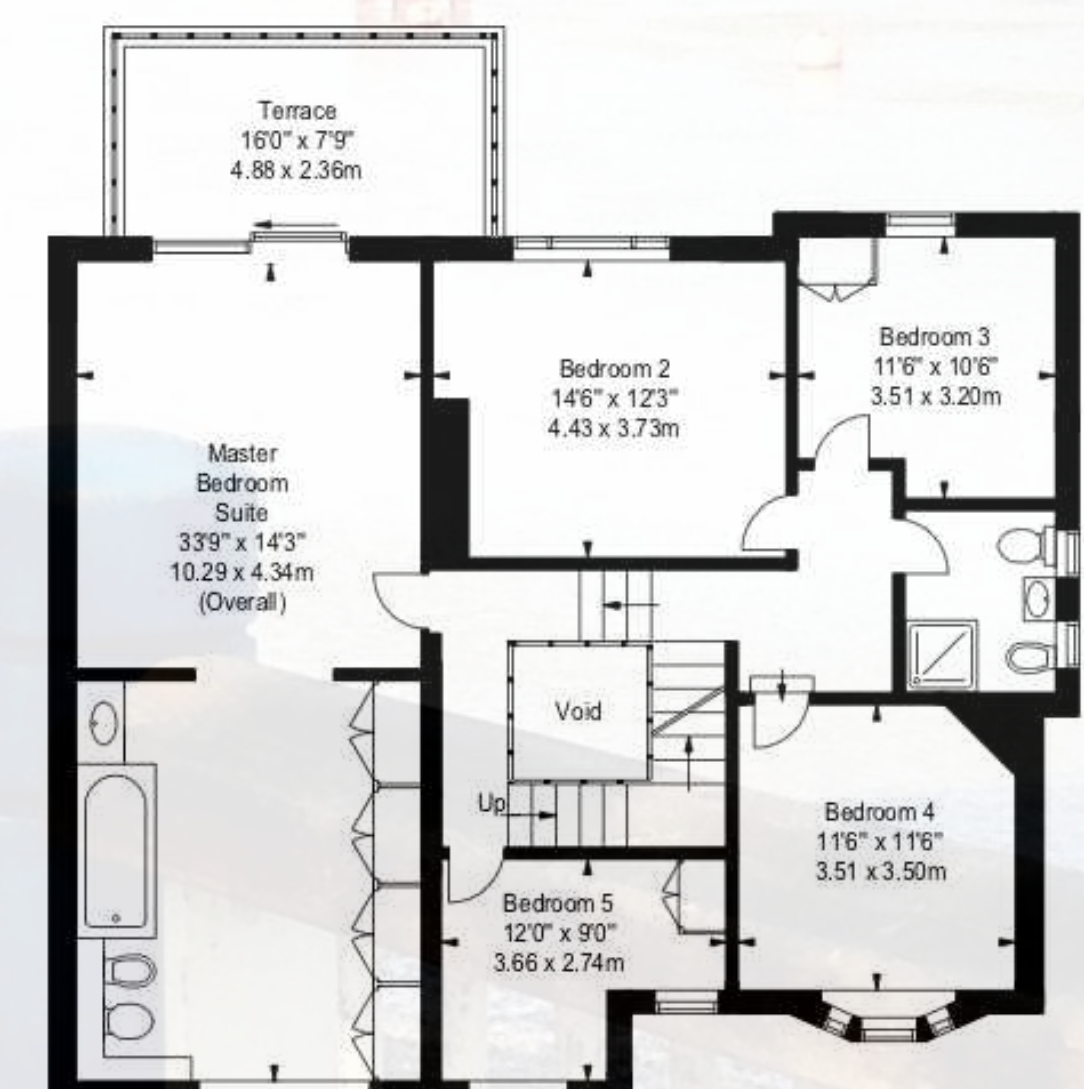
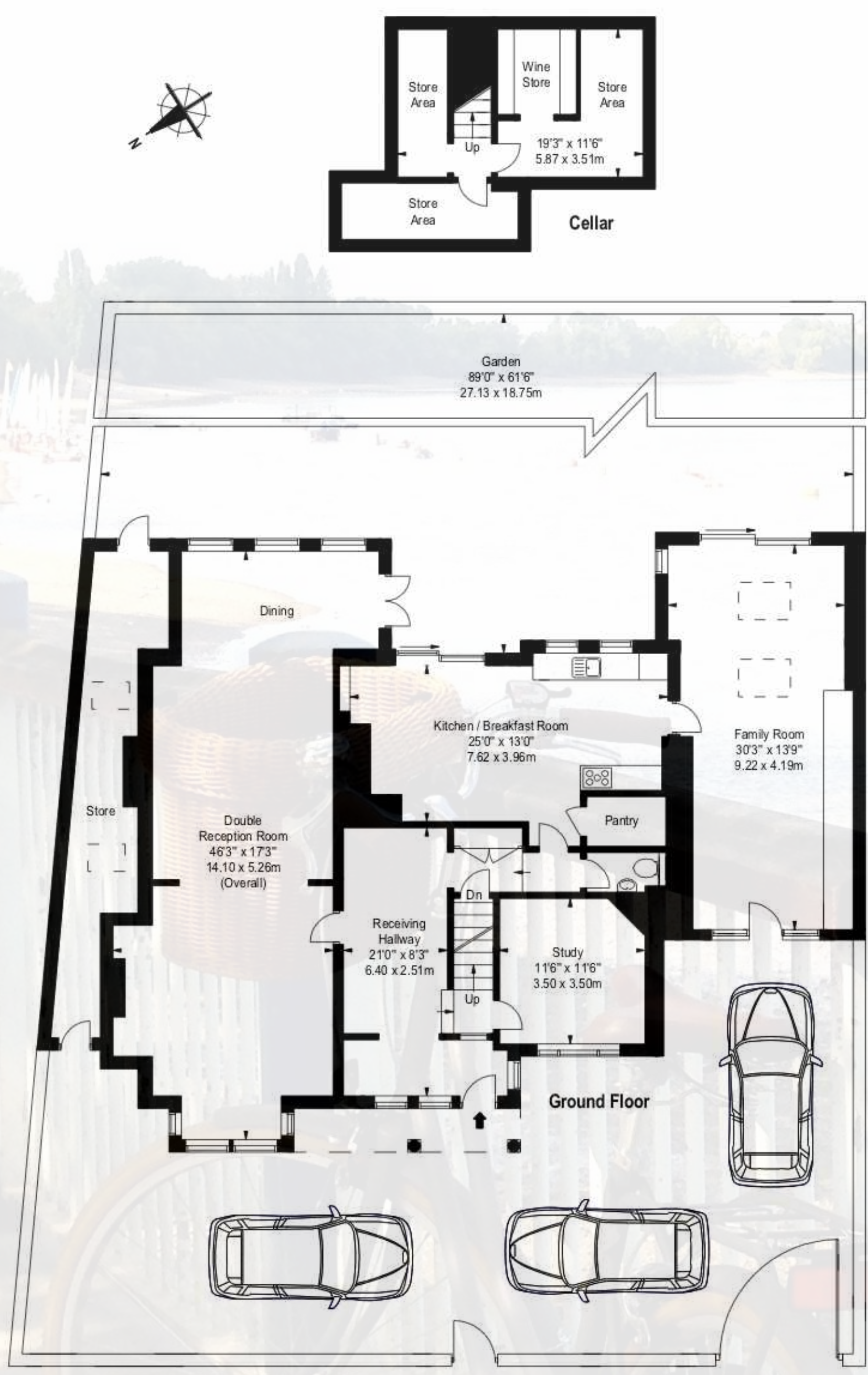






Briar Walk lies just south of the Upper Richmond Road and is situated 0.8 miles away from Putney British Rail Station (trains to London Waterloo), and 1 mile away from East Putney Underground Station (District Line). Heathrow Airport is 13.7 miles away, a 28 minute drive and is accessed via the A4/M4 or A205. The City of London is 8.7 miles away, a 32 minute drive and can be accessed via the A3212, along the River Thames. The area is served by a regular bus services. There are plenty of outdoor activities, walks and cycle rides to enjoy including at Putney Heath, "The Pleasance", a little further afield Barnes Common and Richmond Park, with its 2,500 acres of parkland and The River Thames towpaths. There are a good selection of boutique and mainstream shops, retail outlets, cafés and restaurants at Putney, North Sheen, Barnes and Richmond.

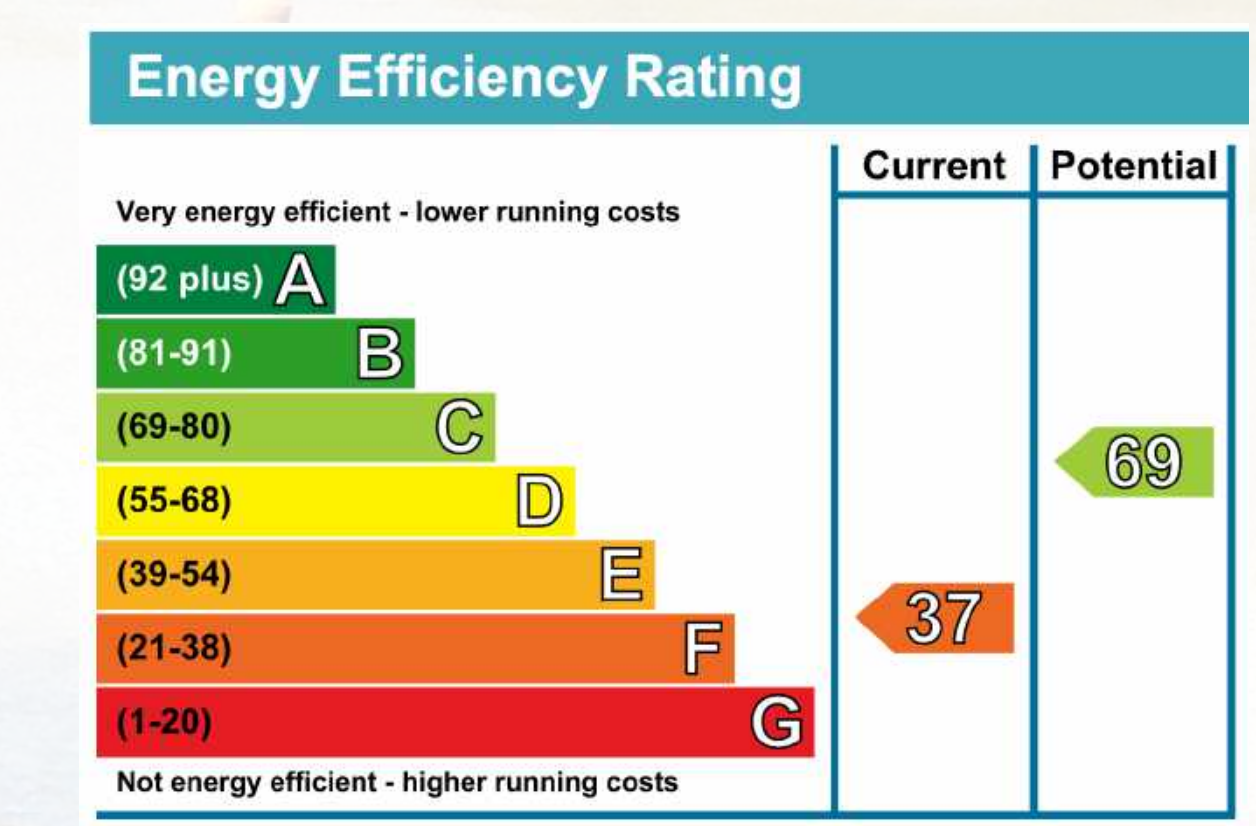
*Please note all distances and times given are approximate, and only some of the routes described.



BRIAR WALK, SW15
Approx. Gross Internal Area *
4,550 Ft² - 422.71 M²
(including cellar and all areas under 1.5m head height)

Illustration For Identification Purposes Only. Not to Scale
* As Defined by RICS - Code of Measuring Practice
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info@blueprintfloorplans.co.uk
Produced from supplied drawings.
Drawing No.002

Tenure: Freehold
Guide Price: £3,750,000
Local Authority: London Borough of Wandsworth
Services: Connected to mains



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