



**JAMES
ANDERSON**

Ashlone Road
Putney SW15
Guide Price £1,450,000



Ashlone Road Putney SW15

A simply stunning, interior designed family home located just a stone's throw from Leaders Gardens, the River Thames, and Putney Common. This exquisite property has been meticulously reconfigured, extended, and refurbished by the current owners, blending timeless character with modern design and an exceptional specification throughout.

Set behind an attractive period façade, the home opens into a welcoming entrance hallway complete with a secluded cloakroom. To the front, a beautifully appointed reception room offers a warm and relaxing retreat, showcasing original features, bespoke joinery, and heritage Farrow & Ball colour schemes that run harmoniously throughout the house.

A generous utility room with fully equipped with sink, space for washer/dryer and ample storage adds practicality and convenience for family life.

At the heart of the home is the truly breath-taking kitchen extension, a masterclass in design and finish. With elegant quartzite worktops and splashbacks, a patinated brass Quooker tap, integrated dual ovens, space for a large fridge-freezer and wine cooler, and custom cabinetry offering generous storage, all perfectly suited for both everyday living and entertaining. A step-down layout maximises ceiling height and light, with floor to ceiling glass panel doors creating a seamless flow into the garden and drawing in an abundance of natural light.

The landscaped garden is a tranquil retreat, ideal for al fresco dining while at the rear, a bespoke garden studio offers a quiet, private space for working from home, exercising, or creative pursuits.

The first floor offers two beautifully presented bedrooms and a bathroom suite while the impressive loft extension is a true highlight featuring a spacious principal bedroom with both front and rear dormers that flood the space with natural light. There is ample built-in storage and a stunning en-suite shower room, complete with dual sinks, brass tapware and premium finishes throughout.











THE ROASTING TIN
BAKING SCHOOL
OTTOLENGHI SIMPLE











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Approximate Gross Internal Area = 1345 sq ft / 125 sq m
(Including Office)
Office = 99 sq ft / 9.2 sq m



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78 Lower Richmond Road
Putney
SW15 1LL

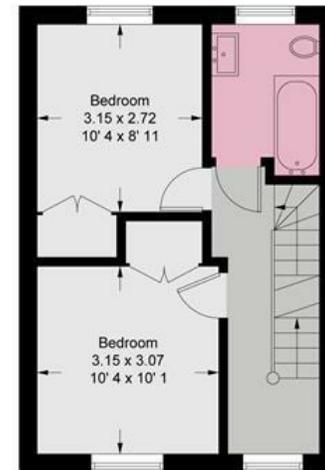
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Ground Floor
566 sq ft / 52.6 sq m



Second Floor
309 sq ft / 28.7 sq m



First Floor
371 sq ft / 34.5 sq m

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

