

JAMES ANDERSON

Melville Road

Barnes SW13

Offers In Excess Of £2,999,999



Melville Road
Barnes SW13

A rare opportunity to acquire a substantial character detached family home in the very heart of Barnes Village, just moments from Barnes Common and the popular independent cafés, restaurants and amenities of the High Street, including Gail's Bakery at the end of the road.

Occupying a prime corner plot position on one of Barnes' most sought-after roads, this is the only detached house on the street and enjoys a magnificent south-facing rear garden with useful rear access from Grange Road, offering exceptional privacy and an enviable setting.

The property is presented in good condition throughout; however, its true appeal lies in the outstanding plot, exceptional location and future potential. Opportunities of this nature are exceptionally rare, offering a prestigious Barnes Village address in one of South West London's most desirable locations. Having remained in the same ownership for over 30 years, this is a particularly unique offering.

This charming character home provides spacious, bright and flexible accommodation arranged over three floors.

The house currently offers five to six bedrooms and two bathrooms, including a generous principal bedroom suite on the top floor with air conditioning and direct access to the adjoining bathroom.

The ground floor has been thoughtfully arranged to suit modern family living, featuring two versatile reception rooms and a traditional kitchen/breakfast room, also with air conditioning. To the rear, an impressive extended garden room spans the width of the house, creating an excellent family and entertaining space. Two sets of bi-fold doors open seamlessly onto the beautiful south-facing garden, flooding the room with natural light and enhancing the connection between the indoor and outdoor spaces.

A particularly practical feature for family life is the substantial utility room located off the main hallway. This bright and airy space is ideal for busy households and pet owners.







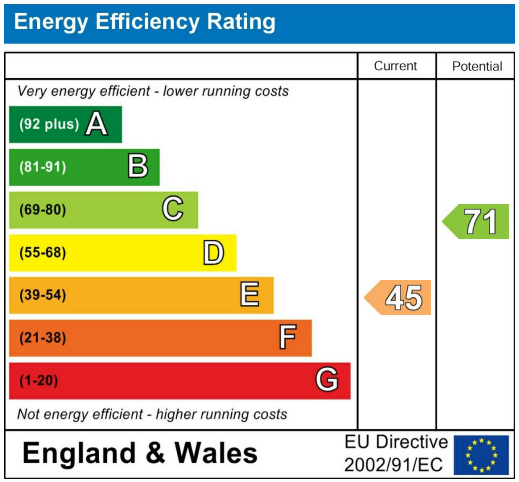




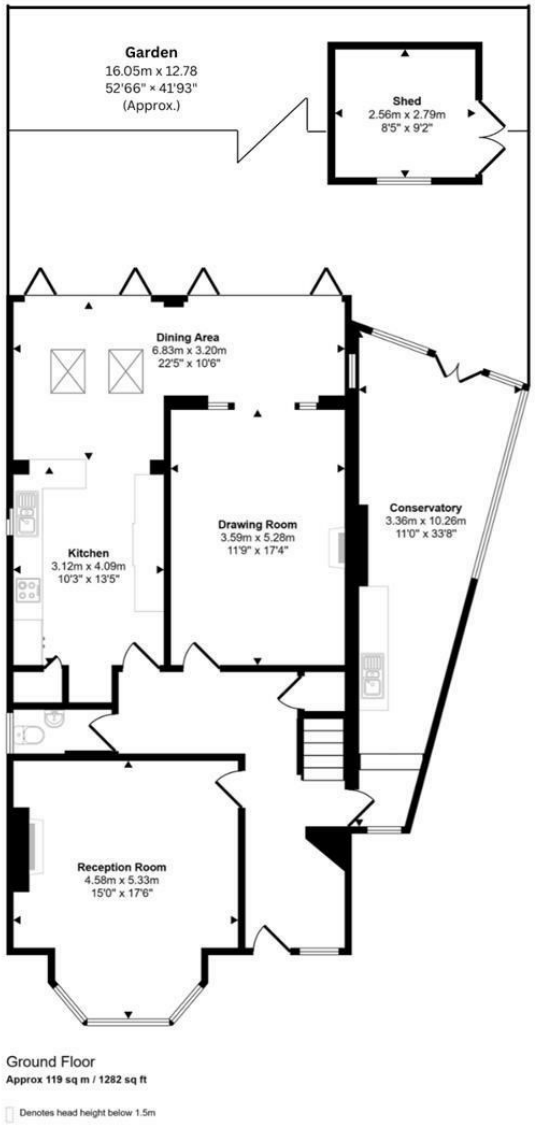








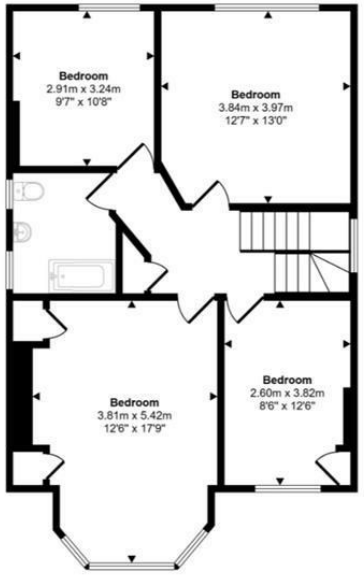
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Ground Floor

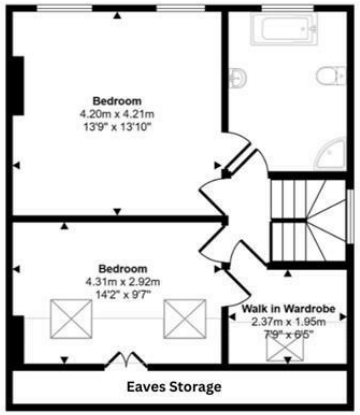
Approx 119 sq m / 1282 sq ft

Denotes head height below 1.5m



First Floor

Approx 73 sq m / 785 sq ft



Second Floor

Approx 55 sq m / 589 sq ft

Melville Road, Barnes, SW13

Approx Gross Internal Area
247 sq m / 2657 sq ft

(Including Eaves Storage, Excluding Outbuilding)

Denotes head height below 1.5m

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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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