JAMES ANDERSON











FOR SALE

£1,150,000

The Pleasance, Putney, SW15

Guide Price

A truly exceptional and rarely available four bedroom family home, enviably positioned on what is widely regarded as the most desirable road within the Dover House estate. Occupying a prime setting on The Pleasance, this beautifully maintained and thoughtfully enhanced residence offers a rare blend of timeless English cottage charm, generous living space and a peaceful location moments from the green opposite.

From the moment you arrive, the property exudes warmth, character and individuality. Lovingly cared for by the current owner, it has been sympathetically improved with a focus on quality craftsmanship and traditional design. Handmade solid oak and solid mahogany doors, intricate cornicing and decorative ceiling roses combine to create a cohesive and authentic cottage-style interior full of charm and character.

Multiple reception areas offer flexibility for entertaining, family relaxation or home working. At the heart of the home, a beautifully fitted kitchen and dining space provides an inviting setting for everyday living and social occasions alike, with natural light enhancing the sense of space throughout.

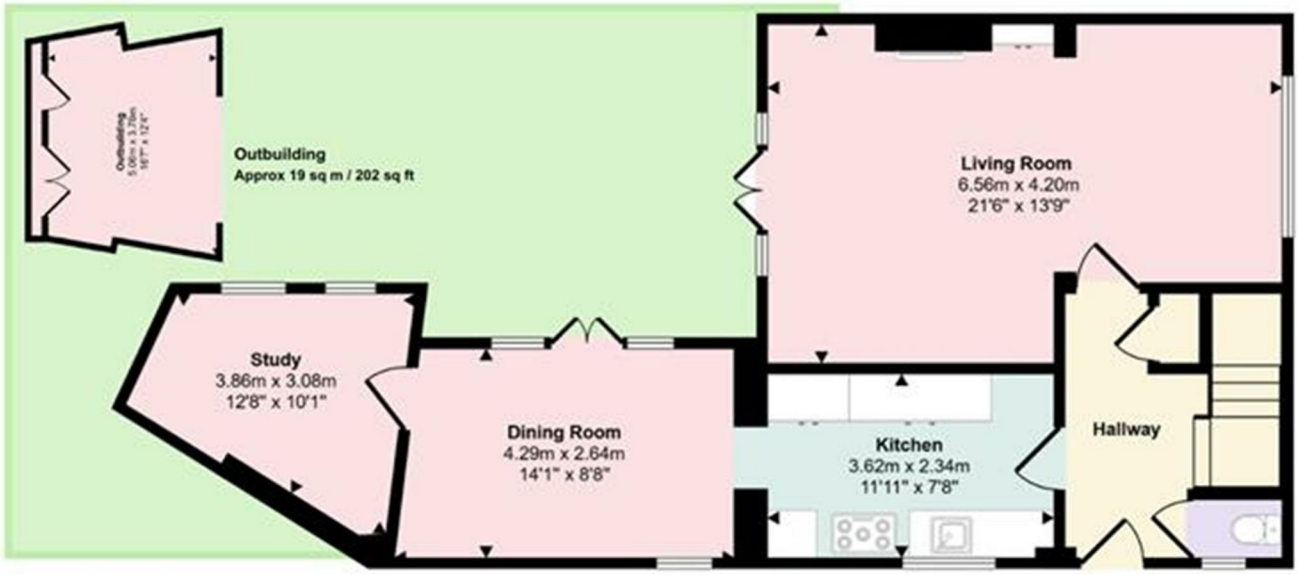
Upstairs, four generous bedrooms provide ideal accommodation for families, guests or office space, each offering a pleasant outlook and comfortable proportions. A stylish family bathroom is finished to a high standard, combining modern convenience with timeless design.

Externally, a dropped kerb allows for valuable off road parking, a rare advantage in this sought-after location. To the rear, the west facing garden offers a peaceful retreat, enjoying afternoon and evening sun and providing an ideal space for relaxing or entertaining. A substantial garden port adds excellent storage and versatility, suitable as a workshop, hobby space or secure storage for bikes and garden equipment.

The Pleasance remains one of the area's most desirable addresses, known for its quiet surroundings, attractive setting and strong community feel.

Tenure - Freehold
EPC D

Approx Gross Internal Area
148 sq m / 1588 sq ft



Ground Floor
Approx 66 sq m / 709 sq ft

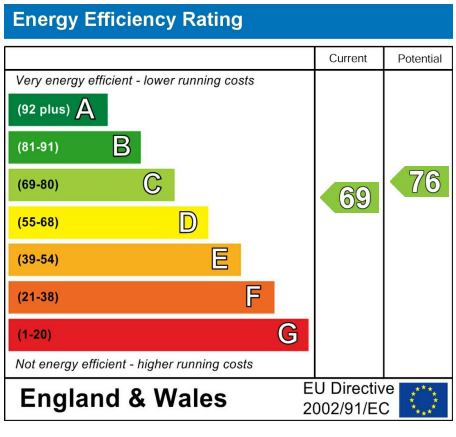
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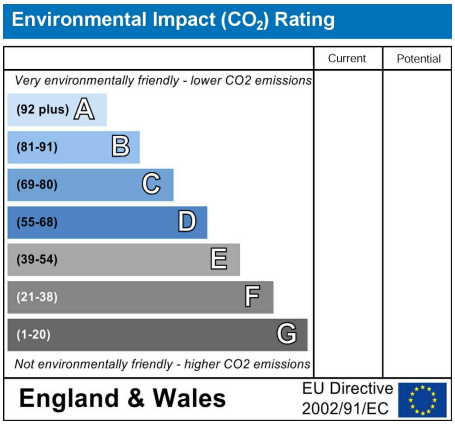


First Floor
Approx 46 sq m / 490 sq ft



Second Floor
Approx 17 sq m / 186 sq ft





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