

WOODBOROUGH ROAD, PUTNEY, SW15  
GUIDE PRICE: £4,000,000 - £4,500,000



WILFORDS  
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## WOODBOROUGH ROAD, PUTNEY, SW15

GUIDE PRICE: £4,000,000 - £4,500,000

5,084 SQ FT / 472 SQ M

6 BEDROOMS | 3 BATHROOMS | 4 RECEPTIONS | FREEHOLD

A substantial detached Edwardian family house, originally built for the Rolls-Royce founder, the Honourable Charles Rolls, which spans approximately 5,000 sq. ft. and features a gated carriage driveway and detached garage. This hugely impressive home has a country house feel and has been in the same family for over thirty years.

The property offers well-balanced accommodation across three floors plus a cellar, set on a private plot in coveted West Putney. An impressive hall with an open fire leads to a spacious drawing room with a feature fireplace and bay window, as well as the first Marston & Langinger conservatory, perfect for morning coffee with garden views. A large sitting room at the rear has an open fire and French doors overlooking the landscaped garden. The kitchen/breakfast/family room, featuring a pretty Aga and bespoke Chalon kitchen, serves as the home's hub with access to the garden and includes a second conservatory for additional light and space.

Ground floor amenities also include a Martin Moore utility room and a charming cloakroom. The lower ground floor has a four-room cellar ideal for wine storage and workshops.

On the first floor, the sumptuous principal suite has a high-end en-suite and dressing room, alongside two additional double bedrooms and a fabulous multipurpose 'sun lounge' with garden views. The spacious top floor includes a large double bedroom with an almost 'fairytale' en-suite bathroom, another double bedroom, and attic space.

The wide plot accommodates a pretty garage that could be converted into office or gym. The substantial and beautifully landscaped private south facing garden features lighting for summer evenings, while the front offers ample off-street parking through the carriage driveway.

### SCAN TO VIEW THIS PROPERTY

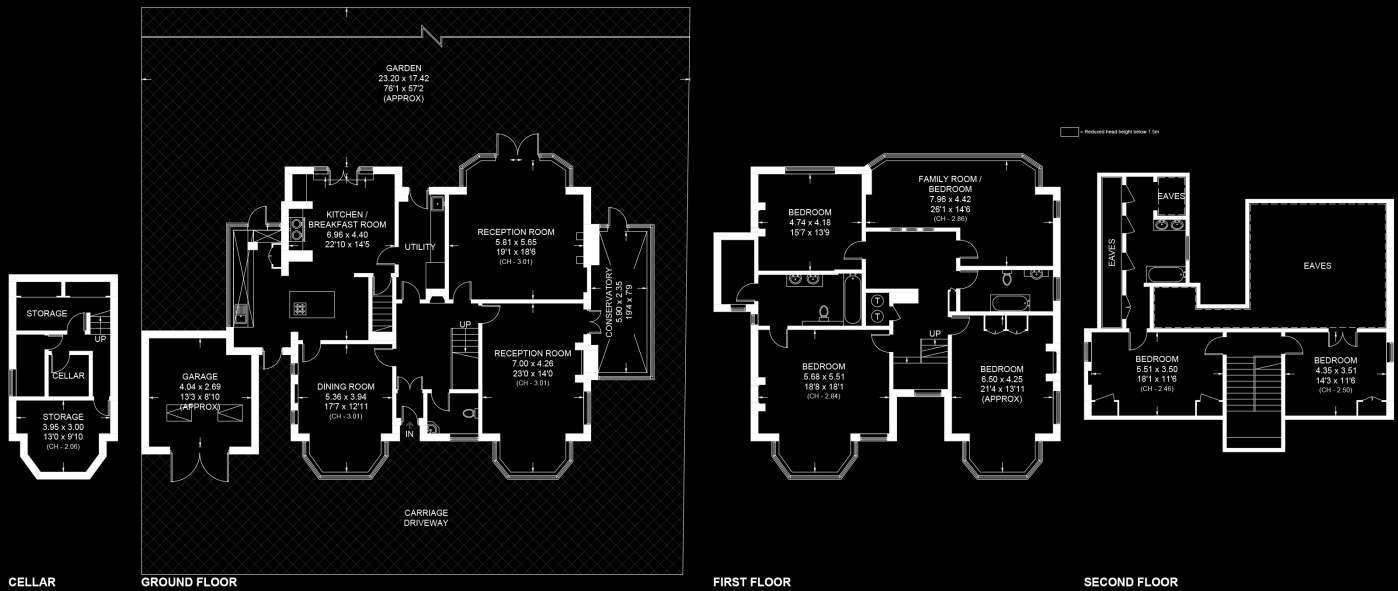


Located on Woodborough Road, a sought-after residential street, close to Putney and Barnes mainline stations, East Putney underground, the Thames, Richmond Park, and many local schools.





Approximate Area = 452.8 sq m / 4874 sq ft  
(Including Cellar)  
Garage = 19.5 sq m / 210 sq ft  
Total = 472.3 sq m / 5084 sq ft  
Including Limited Use Area / Eaves (42 sq m / 452 sq ft)



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Floor plan for identification purposes only - not to scale.

Misrepresentation Act 1967. This brochure and the descriptions and measurements herein do not constitute representation, and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

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