

SOMMERVILLE FLURY



Thornfield, 13 Vine Road, London SW13 0NE

An exceptional detached seven double bedroom house over three floors which has been renovated to an incredibly high standard, with a recently built separate annex, and double garage. The house has wonderful views of the green open spaces of Barnes Common. The ground floor flows beautifully, offering a large family reception room, elegant dining room with feature fireplace, further reception room/snug with wood panelled walls, large cloakroom and wine room. There is a wonderful conservatory and impressive bespoke kitchen (both with underfloor heating) with central island, ideal for entertaining, and features a wood burning stove and Gaggenau appliances. A Sonos system is wired throughout the entire ground floor, garden and annex. On the first floor is a dual aspect main bedroom leading to an ample dressing room and en-suite bathroom. Additionally, there are three further bedrooms, one with ensuite shower room and adjoining study, and a family bathroom. The second floor consists of three further bedrooms, two with ensuite bathrooms, and a further bathroom. The mature West facing rear garden has been landscaped with a heated spa pool with swim machine and overhead jets. A double garage, allowing for off street parking for two cars, is accessed at the rear of the garden. Attached to the garage is an annex with kitchenette and shower room, providing ideal guest/nanny accommodation. The property is located within easy walking distance of Barnes Station which offers frequent services to Clapham Junction and London Waterloo. Nearby Barnes Village offers fantastic local schools and a good selection of independent shops and restaurants, as well as a weekly farmers market.

6 Bedrooms : Bedroom 7 With Bath : 2 Bathrooms : 2 En Suite Shower Rooms : En Suite Bathroom : En Suite WC : Guest WC : Reception Room : Dining Room : Conservatory : 1x Self-contained Annexe : Kitchen : Study : Utility Room : Summer House : Garden : Double Garage : Spa Pool : EPC Rating E

Guide Price £5,950,000 Subject To Contract

Freehold

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London
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Terms and Conditions

Price

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Tenure

Freehold

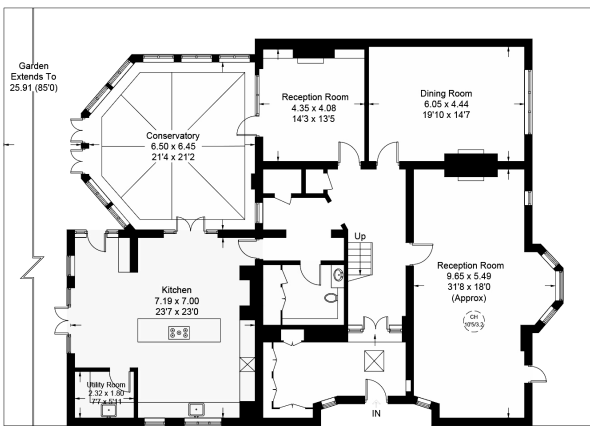
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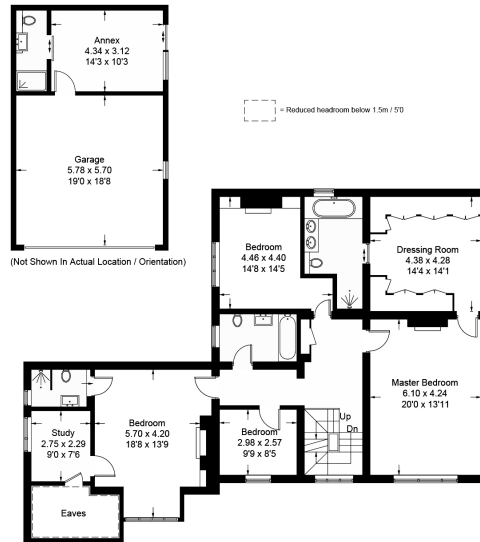
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Vine Road

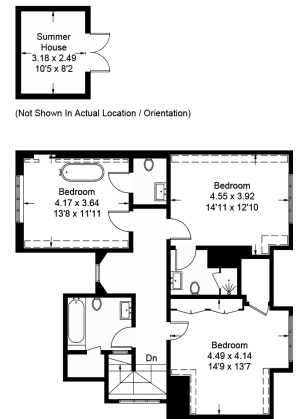
Approximate Gross Internal Area = 473.8 sq m / 5100 sq ft (Including Eaves)
 Garage / Summer House = 60.0 sq m / 646 sq ft
 Total = 533.8 sq m / 5746 sq ft



Ground Floor




First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i> (92-100) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.