



JOHN THOROGOOD

**BLENKARNE ROAD | Wandsworth Common SW11**







**Possessing one of the largest gardens (70' x 55') and most desirable, quiet and leafy locations between the commons, this substantial Victorian family house (3248 SQ.FT / 301.7 SQ.MT) is a rare treasure. One of only a few semi-detached properties set back in the centre of Blenkarne Road's sought-after and prestigious crescent, this house has been lovingly maintained during its long present ownership and offers wonderful scope for expansion. Exclusive Wandsworth Common and its mainline station, fashionable Northcote and Bellevue Roads and an excellent choice of schools are all close by.**

This is quite simply an exceptionally rare opportunity to acquire a wonderful 3-storey Victorian family house situated in arguably one of the best addresses in Wandsworth. It is a road famed for the elegant properties which form the beautiful crescent and in particular for their large gardens; but this particular house goes one better and has not been sold for more than thirty years for good reason; its fabulous 70' garden, which widens to over 50' at the rear, is unlike almost anything else you will find in the area and cements its appeal as a "forever" home. It is well set back behind the clump of trees in the middle of the crescent, and its precise position at the turn of the street allows the plot to widen continually to its rear boundary. An incoming purchaser can usually extend the kitchen sideways and fully convert the basement, as several neighbouring properties have demonstrated. But here, thanks to the extra-wide footprint, any further rear extensions to either the ground or the ample lower ground level would benefit from this clear additional width and gain significant extra square footage in the process. The house is approached through a front garden which has a side passage leading through into

the rear garden - giving handy access for bikes, workmen and gardeners alike. The house has already been partly extended from the original design, creating a well-fitted kitchen/breakfast room; and both this and the original rear reception open onto a lovely terrace with automatic awning - a splendid outside dining space from where steps lead down to the very large lawn. All around the garden are mature shrubs, hedges and trees which, together with the large gardens that surround it, provide a wonderful feeling of tranquillity and seclusion. The two elegant reception rooms have beautiful original features including high ornate ceilings, doors, fireplaces and windows and link together as one large entertaining space when required. The basement is extensive and even gives access to the garden store - a head start for anyone planning on further excavation. The layout of the upper floors has been modified by the creation of a sumptuous master suite - complete with roof terrace - on the first floor rear. This includes a large en suite bath/ shower room with under floor heating which has the view out over the gardens. On the top two floors there are four further double bedrooms and two further bath/shower rooms, plus a storage loft which is easily accessed. Blenkarne Road runs off Wandsworth Common into Thurleigh Road in this most desirable part of the area known as Between the Commons, adjacent to the Common and within walking distance of the shops, boutiques and restaurants of both Bellevue Road and Northcote Road. There is an excellent choice of schooling. Public transport links are by way of various bus routes and rail connections to Victoria and The City via Wandsworth Common /Clapham Junction stations or the Northern Line at Clapham South.



