



Macaulay Road, Clapham  
London, SW4

**HAMPTONS**  
INTERNATIONAL

*Beyond your expectations*



# An imposing detached Victorian family home with 133' garden EPC:E

6 Bedrooms | Double Reception Room | Dining Room | Study | 2 Cloakrooms | Kitchen/Dining Room | Utility Room | Family Room | Wine Cellar | En Suite Bathroom | Dressing Room | 2 Family Bathrooms | Self-Contained Annexe | Spacious Garage | Carriage Driveway Parking | 133' Garden

**Guide Price £6,250,000 Freehold**

## Description

An imposing detached Victorian family home located in this most sought after residential road close to Clapham Common, offering wonderful lateral living space with the added benefits of a carriage driveway, attached coach house/garage and magnificent 133ft garden. The property retains many of its original features including high ceilings, cornices and elegant ceiling roses with the accommodation comprising briefly: steps up to the front door and into an impressive entrance hall; doors lead into a sizeable and grand double drawing room with ornate original fireplace, separate dining room, study and cloakroom. The lower ground floor has been cleverly designed and features a large Shaker style kitchen with Limestone flooring, an Aga and integral breakfast room with French doors opening onto a terrace with steps up to the glorious 133ft garden. Additionally, there is a comfortable family room, large utility room, larder, store room and wine cellar. Stairs from the breakfast room lead into the coach house which has been adapted to provide a large garage with a superb self contained annexe above. Off the spacious landing on the first floor is a large master bedroom with a dressing room providing ample fitted cupboards; which lead to a well appointed en suite bathroom with a central bath, separate shower and double sinks. In addition, there is a guest bedroom and bathroom on this floor. The top floor completes the accommodation with three further bedrooms and a family bathroom.

## Outside

The front of the property boasts a carriage driveway with generous off street parking for several cars and access to the spacious garage. The stunning garden features a large lawn bordered by mature shrubs and trees, outdoor lighting, irrigation system, a useful garden shed and summer house.

## Location

Macaulay Road is one of the most sought-after roads in Clapham, excellently positioned close to the open expanses of Clapham Common with its wonderful recreational facilities. Clapham Old Town is conveniently located nearby, offering various boutiques, bars, restaurants, cinema, supermarket and gym. Clapham Common is the nearest underground station and there are numerous bus stops running east and west and into Central London. The area further benefits from an excellent selection of local state and private schools including nearby Eaton House, Parkgate School, Broomwood Hall, Thomas's and L'école de Wix Lycée français.

**Hamptons International**

27-31 The Pavement, Clapham, London, SW4 0JE

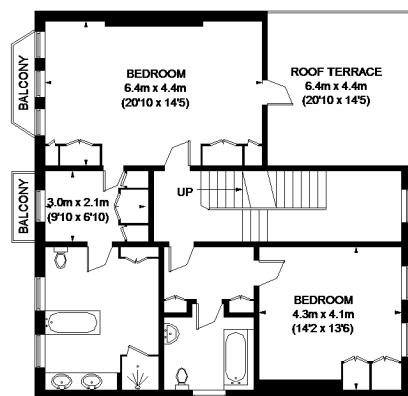
Sales. 020 7498 8686

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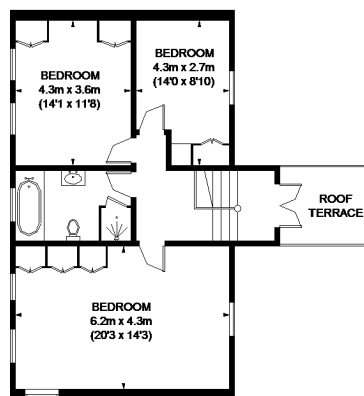
[www.hamptons.co.uk](http://www.hamptons.co.uk)



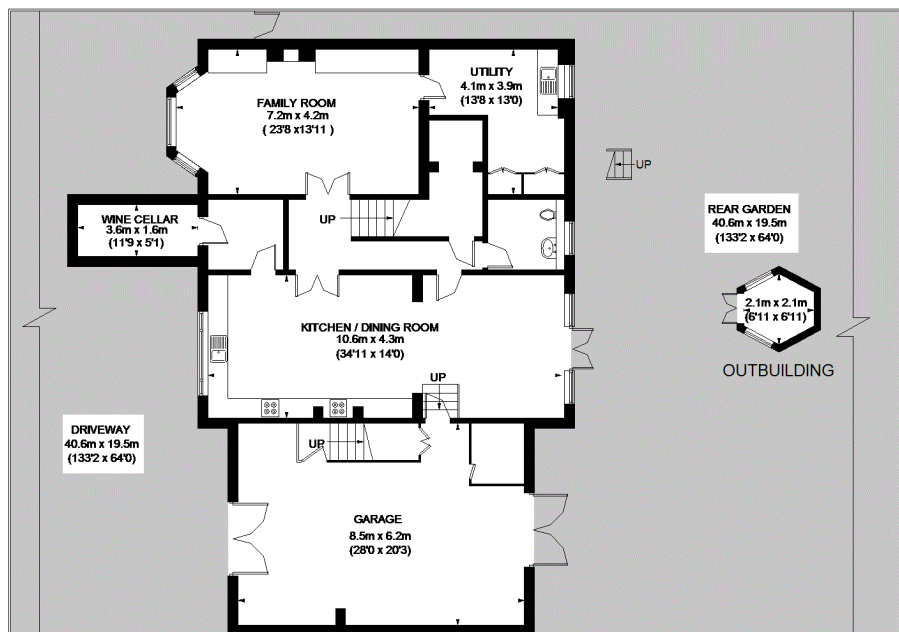
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>		
(39-54) <b>E</b>	41	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



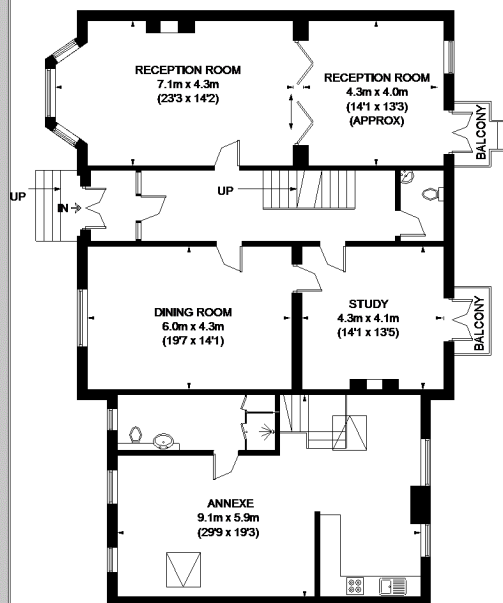
**FIRST FLOOR**



**SECOND FLOOR**

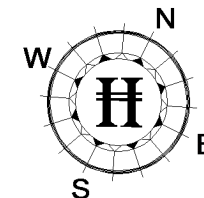


**LOWER GROUND FLOOR**



**RAISED GROUND FLOOR**

# MACAULAY ROAD



APPROXIMATE GROSS INTERNAL AREA  
 LOWER GROUND FLOOR = 1919 SQ. FT. (178.3 SQ. M.)  
 RAISED GROUND FLOOR = 1881 SQ. FT. (174.8 SQ. M.)  
 FIRST FLOOR = 1058 SQ. FT. (98.3 SQ. M.)  
 SECOND FLOOR = 785 SQ. FT. (72.9 SQ. M.)  
 OUTBUILDING = 34 SQ. FT. (3.2 SQ. M.)  
 TOTAL = 5677 SQ. FT. (527.5 SQ. M.)



= SKYLIGHT / ROOF WINDOW

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Please be advised that Hamptons International / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property (ID187778)

**FOR CLARIFICATION** We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.



