



38

# 38 Castelnau

BARNES SW13



38 Castelnau is a detached Victorian house and coach house totalling nearly 6,000 sq ft mainly on 3 floors in more than a quarter of an acre.

Set back from the road behind a wall with an in-and-out drive behind gates, with off-street parking. At the rear is a beautifully designed garden backing onto the Wildfowl & Wetlands Trust centre.

Tastefully refurbished a couple of years ago, the property includes a wonderful rear conservatory incorporating the kitchen and dining area.

Located at the preferred village end of the road, close to shops and services.

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*generous drawing room study sitting/dining room  
kitchen/family/dining room pantry service kitchen/utility room cloakroom  
library first floor terrace principal bedroom suite guest bedroom suite  
three further bedrooms shower room family bathroom  
one bedroom attached two storey coach house  
basement storage and plant room  
large rear garden off-street parking*

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Freehold offered for sale  
London Borough of Richmond upon Thames













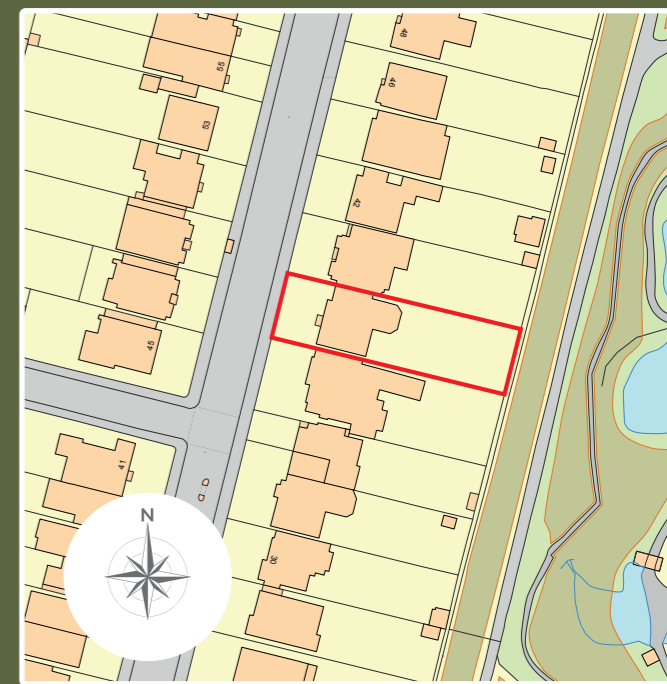
Second Floor



First Floor



Site Plan



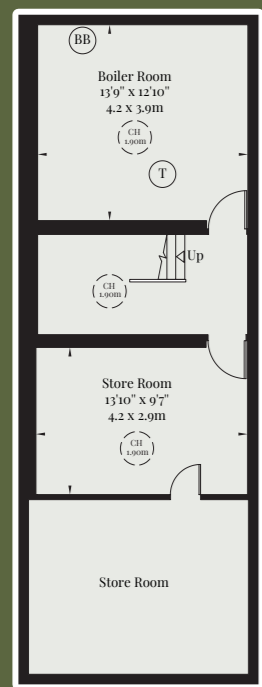
OS Map

Approximate Gross Internal Area  
**6,250 sq ft / 581 sq m**  
 including under 1.5m and under eaves

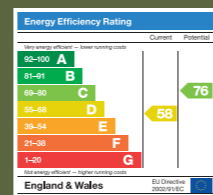
**5,852 sq ft / 544 sq m**  
 excluding under 1.5m and under eaves



Ground Floor



Basement



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