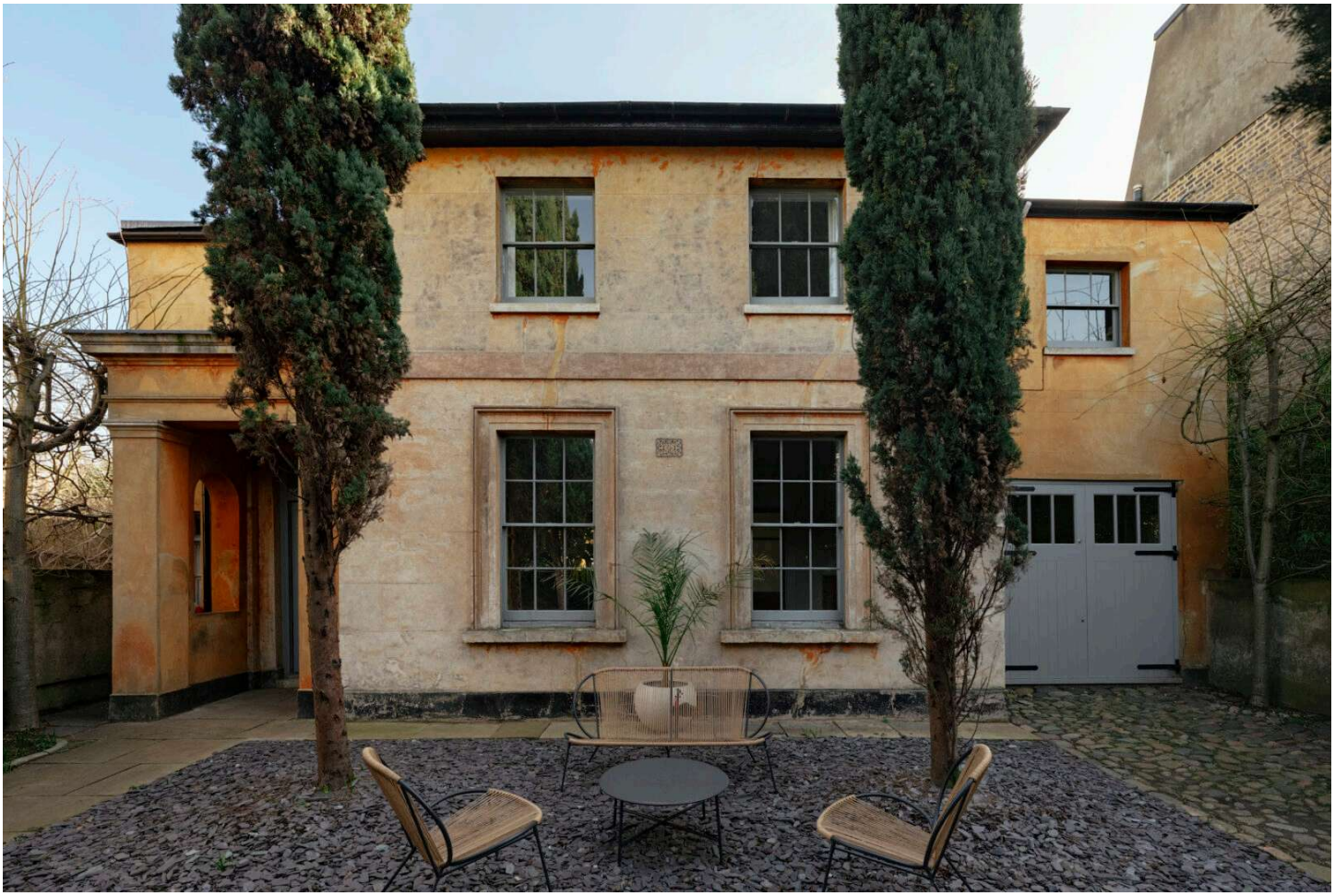
AUCOOT



ADDRESS

Priory Grove, Stockwell, London, SW8

PRICE

£2,500,000

DESIGNER

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INFORMATION

Built around 1840, this Grade II-listed, five-bedroom home is rich in character and is set behind wooden gates on a residential road within the Larkhall Conservation Area. Its distinctive façade is defined by six-over-six sash windows and framed by two soaring Italian cypress trees, a subtle nod to its unique design heritage. The house has two entrances: the principal approach is via a generous, traditional storm porch leading to the front door and main hallway, while a secondary entrance is through the converted ground-floor garage, which has been thoughtfully converted into a highly practical utility/boot room, complete with bespoke cabinetry and excellent storage.

One of the most striking contemporary interventions within the home is the reception room, formerly a sculptor's studio, where a dramatic vaulted ceiling rises to 26'7 and draws an abundance of natural light into the space. This floor also hosts a variety of additional living and entertaining areas, including a study, a further reception room currently arranged as a bedroom, and an inviting library/snug, each offering flexibility to suit a range of lifestyles.

At the heart of the home is a beautifully appointed kitchen that flows effortlessly into a charming Provençal-style dining room. Two sets of French doors open onto a secluded, south-facing walled garden, forging a seamless connection between indoor and outdoor spaces and offering perfect spots for both everyday living and entertaining.

To the first floor are four generous bedrooms linked by an impressive, glazed galleried landing. There are two stunningly appointed and sizeable bathrooms and a south-facing terrace to one of the bedrooms.

The house has the rare benefit of being surrounded by a south-facing, walled garden. There is a large lawn along with a paved terrace and seating area. Wisteria has been trained up on the back walls, along with ivy and established planting in the borders. At the front of the house, there is a separate courtyard, which is shielded from the neighbouring homes by mature trees. There is also a secure gated driveway parking and garaging.

EPC

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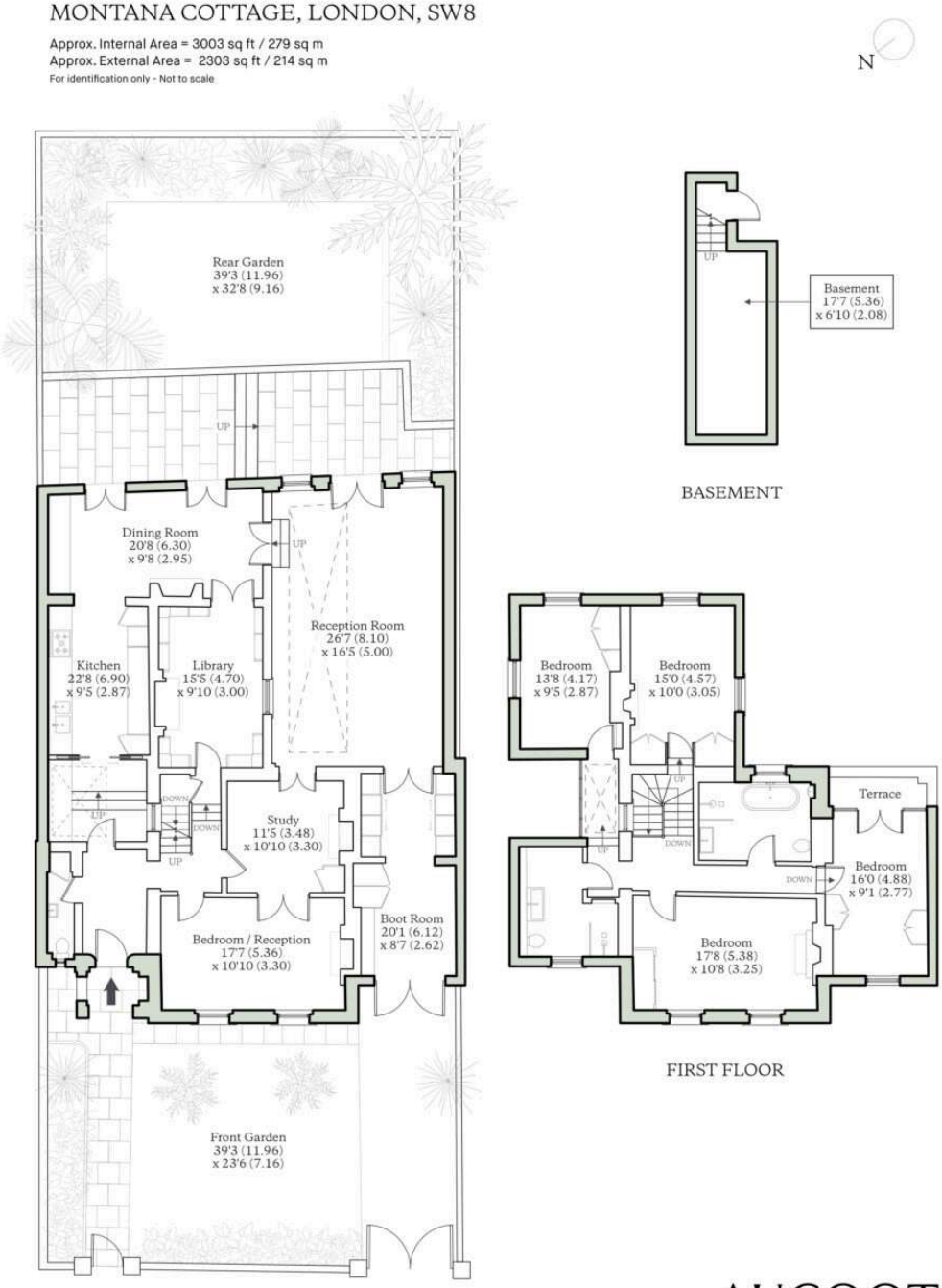






MONTANA COTTAGE, LONDON, SW8

Approx. Internal Area = 3003 sq ft / 279 sq m
Approx. External Area = 2303 sq ft / 214 sq m
For identification only - Not to scale



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RICS Property Measurements Standard