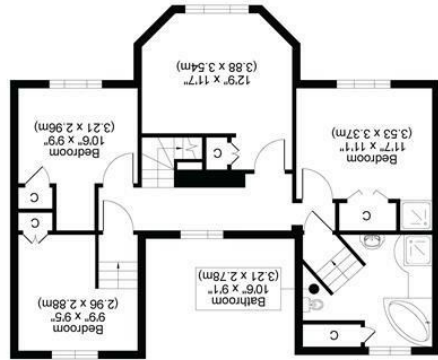


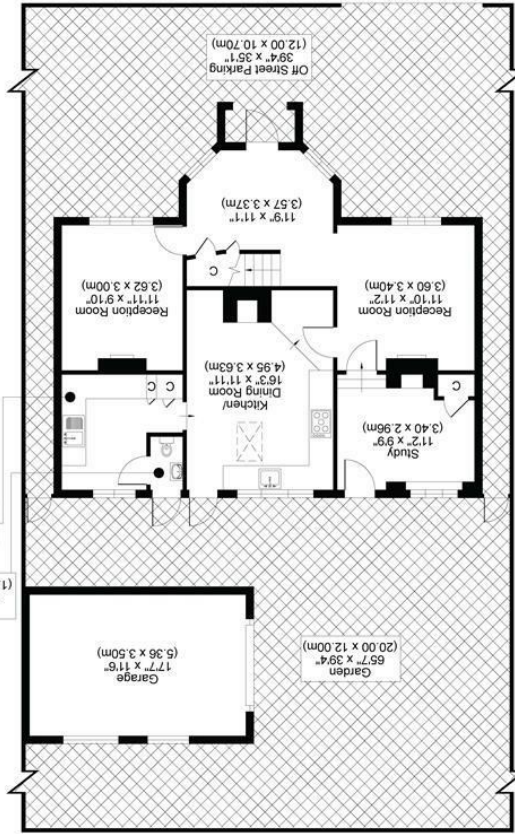


All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.

FIRST FLOOR



GROUND FLOOR



TOTAL APPROX FLOORPLAN AREA INCLUDING GARAGE 1641 SQ.FT (152 SQ.M)  
TOTAL APPROX FLOORPLAN AREA EXCLUDING GARAGE 1439 SQ.FT (134 SQ.M)

WRYTHE GREEN ROAD, SMS

**SILVERMAN**  
**BLACK**  
PROPERTY SPECIALISTS





## Woodcote House Wrythe Green Road

CARSHALTON, SM5 2QT

£875,000

A house with a history!! Built in 1758, Woodcote House is reputed to have originally been the Toll House on the Morden to Carshalton turnpike at Rosehill - which was then placed on rollers and moved to its current "home" at Wrythe Green and extended to provide first floor accommodation around 1865! A charming and characterful clapperboard fronted Georgian building with a distinctive herring bone pattern boarding and original casement windows with iron diamond shaped tracery, this exquisite Grade II listed cottage features affords a fantastic original entrance vestibule, three good size independent reception rooms, an extended kitchen/dining room with a utility room and "gardener's WC" on the ground floor, with two double bedrooms and two well proportioned single bedrooms with a substantial modern bathroom on the first floor. Externally, the gardens are similarly quirky and charming - with a cobble stone parking area for 3 - 4 vehicles at the front, a mature patio garden directly behind the house and an unusual "moon gate" through the rear wall to a further substantial section of lawned garden and a large detached garage/workshop. In terms of facilities, the property overlooks a pleasant green at the front, there is a full selection of shops at Wrythe Green (just around the corner) whilst Carshalton BR station is 0.3 miles distant (approx 6 minutes walk). Carshalton Village, The Ponds, All Saints Church and a selection of excellent local schools including St Philomenas, Carshalton Girls, Carshalton Boys and St Marys, are all with half a mile radius. Viewing of this "period gem" is an very strongly recommend - so call today to book your appointment.

- A "once in a lifetime opportunity" to acquire a period gem located in the heart of Carshalton
- Built in 1758 as a Toll House at Rose Hill, the property was reputedly moved down the hill on rollers to its current "home" around 1865
- An exquisite Grade II listed detached Georgian house with distinctive herring-bone pattern clapper boarding and iron diamond tracery fenestration
- The accommodation comprises a wonderful period entrance vestibule, three independent reception rooms, an extended kitchen/dining room and a utility room on the ground floor
- Upstairs there are four good size bedrooms and a refitted luxury bathroom with a separate walk-in shower
- Outside there is parking for 3 - 4 cars to the front, whilst the rear garden comprises a mature and ornate patio garden to the rear of the house and a moon gate to a larger lawned area behind
- Large detached garage/workshop
- EPC: TBC
- Viewing highly recommended - book your appointment to visit to avoid disappointment.

