



THE CEDARS, UPPER BUTTS, BRENTFORD, GREATER LONDON, TW8

Guide Price: **£2,500,000**



 Leslie & Co









## About the property

What the owners love:

Despite its considerable size, to us The Cedars has always felt a cosy house. We love the feel that it's been firmly standing here in Brentford for about 300 years. We still enjoy its quirks and different shaped arches and variety of fireplace designs. Our children and their friends used to find wonderful hiding places as they rushed up one flight of stairs and down another. We love its quaint attic cupboards and moving from some rooms essentially those of a country cottage, to others that have the elegance of a Georgian town house. How can one house be all those things? Best of all are the views over the walled garden – always relaxing to look at, much of it green throughout the entire year.

## Key features

- Grade II listed Georgian home in Brentford's conservation area
- Approx. 4000 sq ft of living space across three floors
- Five double bedrooms, multiple reception rooms and basement
- Detached garage and mature walled garden
- Packed with period features such as original fireplaces, Georgian panelling and sash windows
- Home to several notable historic figures, including Colonel Tyrwhitt and the Trimmer family
- Located within walking distance of Brentford Station (Waterloo in 30 mins)
- Close to several parks and lovely riverside areas
- Easy reach of the Thames Path, local cinemas, cafés, shops and restaurants

## Material information

- Tenure - **Freehold**
- Council Tax - **Band G**
- Guide Price - **£2,500,000**

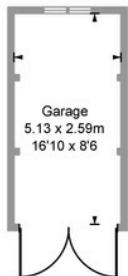




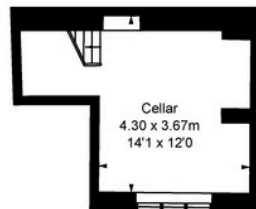
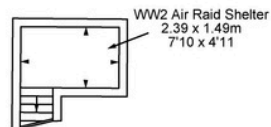
**PAUL LESLIE**  
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Approximate Gross Internal Area  
 353.17 sq m / 3,802 sq ft  
 Garage  
 13.31 sq m / 143 sq ft  
 Total Areas Shown On Plan  
 366.48 sq m / 3,945 sq ft

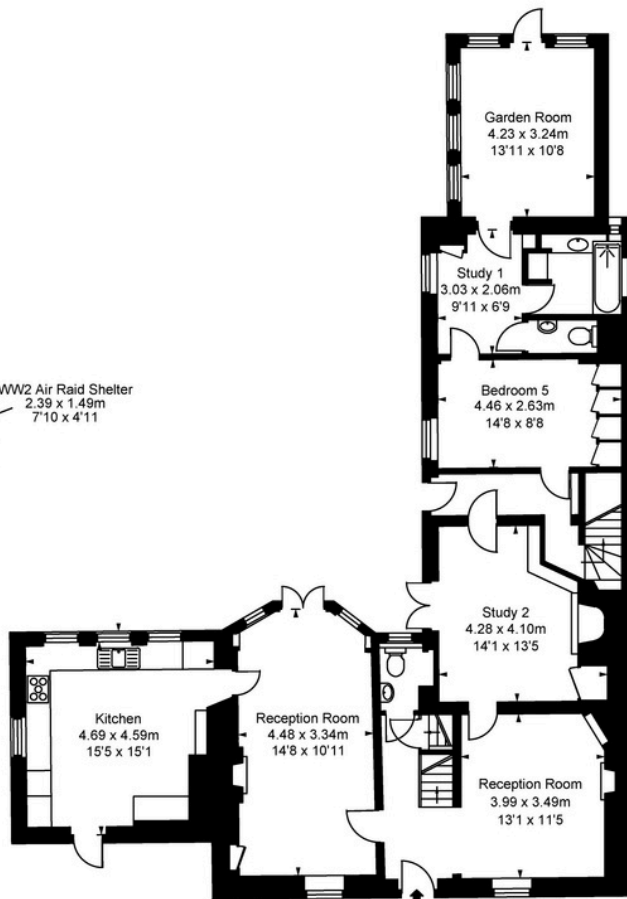
(Including restricted height  
 under 1.5m □ = □)



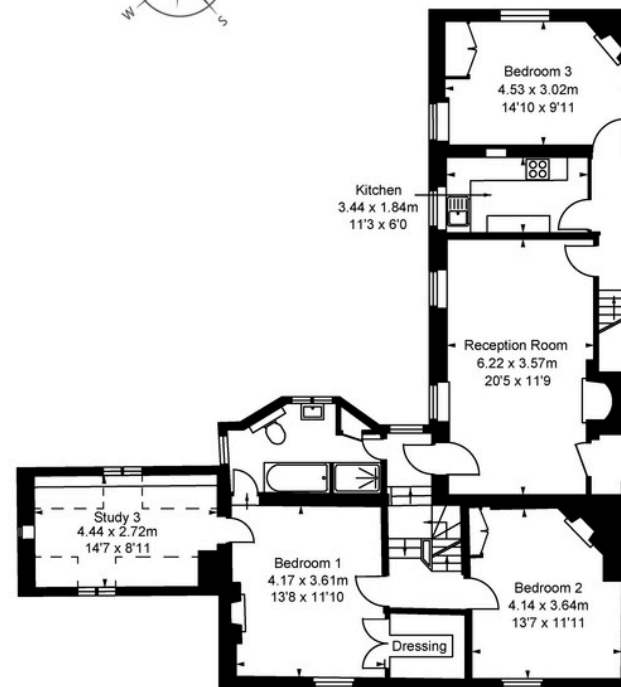
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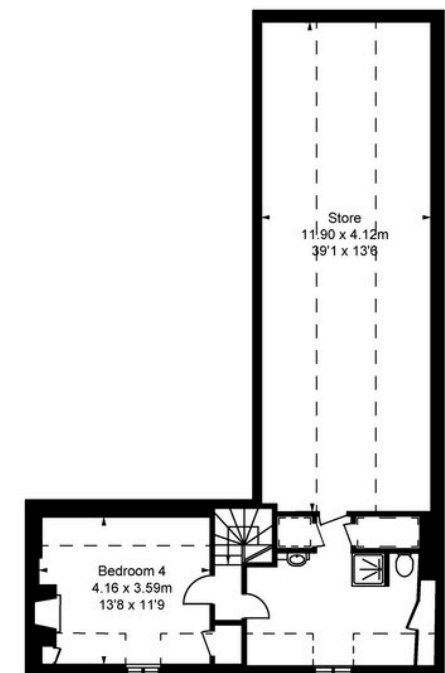
Lower Ground Floor  
 Approximate Gross Internal Area  
 17.86 sq m / 192 sq ft



Ground Floor  
 Approximate Gross Internal Area  
 135.21 sq m / 1,455 sq ft



First Floor  
 Approximate Gross Internal Area  
 116.53 sq m / 1,254 sq ft



Second Floor  
 Approximate Gross Internal Area  
 83.57 sq m / 900 sq ft