



## CHARMING 7 BEDROOM FORMER VICARAGE WITH COACH HOUSE AND GARDENS OF 0.49A

MORTLAKE HOUSE  
VICARAGE ROAD, LONDON SW14 8RU

Freehold

savills



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### Freehold

Grand reception hall ♦ 3 reception rooms ♦ Kitchen/breakfast room ♦ 7 bedrooms ♦ 2 bathrooms ♦ 2 shower rooms ♦ Coach House with garaging ♦ workspace and ancillary accommodation ♦ south-facing gardens of 0.49 acres ♦ Off-street parking for several cars ♦ EPC rating = E

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### Situation

The excellent facilities offered by East Sheen are approximately a third of a mile away; the historic town of Richmond is within a short drive featuring charming paved courtyards and lanes with an eclectic selection of boutiques and bars complementing most of the well-known high street retailers on George Street. The river provides an appealing backdrop and also an opportunity for rowing and cruising or simply following the tow path on foot. There are many excellent schools in the general vicinity including St Paul's, Tower House, Ibstock Place School, The German and Swedish Schools and Colet Court. The area also boasts numerous leisure and sporting facilities including The Roehampton Club, The Bank of England Sports Ground, The Sheen Tennis and Squash Club (which is within approximately a ten minutes' walk) and a host of golf courses, including The Royal Mid Surrey Golf Club and Richmond Golf Club. The 2,300 acres of Richmond Park also allow many pursuits such as walking, cycling, running and riding.

### Description

Mortlake House is an exceptional Victorian family home, built in 1867 for use as the Vicarage, with later additions made before the turn of the century. Situated on a desirable Parkside road equidistant to Richmond Park and central Sheen, this enchanting residence offers elegant and beautifully proportioned living and entertaining space. The high ceilings and large south-facing windows in the principle reception rooms and kitchen/breakfast room allow for an abundance of natural light to flood the ground floor of the property. Of particular note is the grand reception hall featuring an elegant staircase and original tiled floor.

Providing over 5,500 sq ft of accommodation and set in secluded south-facing gardens of just under half an acre, Mortlake House whilst currently a substantial family home, offers immense scope to enlarge by way of a ground floor extension and/or a loft conversion to create additional bedrooms/bathrooms subject to the usual consents. The secluded south-facing landscaped gardens afford a high degree of privacy and light and features a large York stone terrace which is ideal for outdoor entertaining. To the western side of the property is the Coach House which currently provides garaging and a workshop with ancillary accommodation above. There is also generous parking on the driveway for several cars.



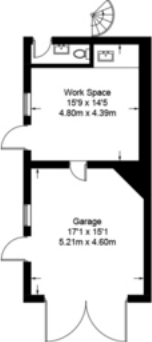
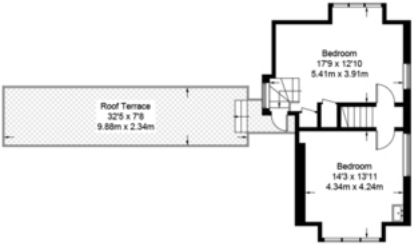
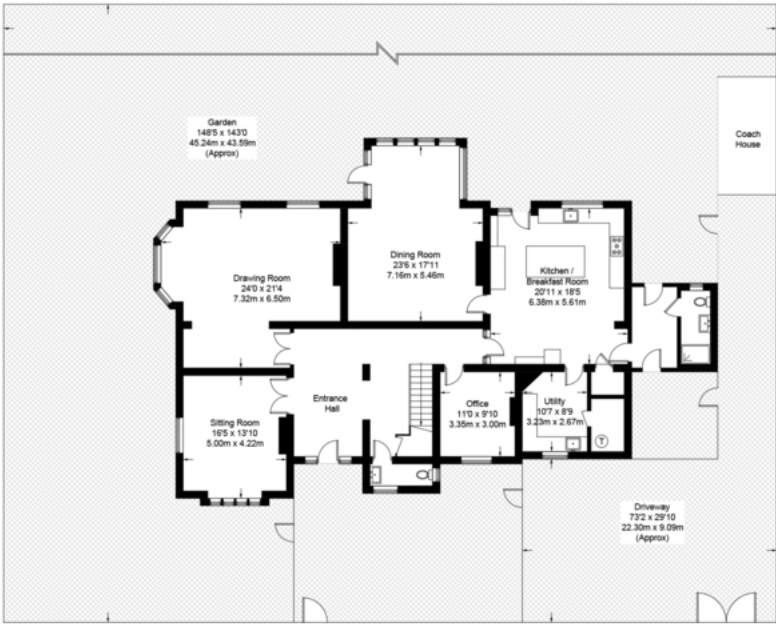






Vicarage Road

Approximate Gross Internal Area = 4701 sq ft / 436.7 sq m  
Coach House = 842 sq ft / 78.3 sq m  
Total = 5543 sq ft / 515 sq m  
Total Size Of Site = 0.49 Acres



Not to scale, for guidance only and must not be relied upon as a statement of fact.  
All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		