



An exceptional detached property on a plot of 0.3 acres backing onto Sheen Common.

Sheen Common Drive, Richmond, Surrey, TW10

Freehold



Exceptional refurbished residence • Private access to Sheen Common • Plot of just under 1/3 acre • High specification • Air conditioning throughout • Approximately 4,400 sq ft

Local Information

Sheen Common Drive is considered one of the most desirable roads in the area due to its enviable proximity to Sheen Common and Richmond Park. The excellent facilities offered by East Sheen are approximately 0.7 miles away; the historic town of Richmond is approximately one mile away. The river Thames provides an appealing backdrop and also an opportunity for rowing and cruising or simply following the tow path on foot.

There are many fantastic schools in the general vicinity including Sheen Mount Primary School (approximately 200 metres from the property), 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, Sheen Tennis and Squash Club (approximately 643 metres from the property) 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, running and riding.

About this property

An exceptional detached property that has been comprehensively refurbished and extended to the

highest of standards throughout and offers state of the art AV and home technology.

Occupying one of the largest plots on the road, the superbly proportioned lateral accommodation provides light living and entertaining space over three floors with all principle rooms having views of the spectacular 130' south-west facing garden.

To the ground floor is a reception hall, reception room, dining room, kitchen/breakfast room, w.c, utility room and a double garage measuring 20'x18'. The first floor provides the principle bedroom suite with dressing room and shower room, two further bedrooms and bathroom.

On the second floor there is an vast bedroom/living area with en suite shower room measuring 42'x18' which could easily be adapted to make two or three bedrooms. Outside to the front is a spacious hard landscaped carriage driveway providing parking for several cars and garaging for two. The extensive and beautifully landscaped rear gardens give direct and private access to Sheen Common behind. There is the further benefit of a large architect designed self-contained annex/studio of over 600 sq ft.

Tenure

Freehold





Sheen Common Drive

Approximate Gross Internal Area = 3644 sq ft / 338.6 sq m
(Including Garage)
Studio = 612 sq ft / 56.9 sq m
Store = 188 sq ft / 17.5 sq m
Total = 4444 sq ft / 413 sq m



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	83
(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		

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