



Exceptional detached family house with gated parking.

**Sheen Common Drive, Richmond, Surrey, TW10 5BN**

Freehold

**savills**



Spectacular kitchen/dining/reception room • Formal sitting room • Glass-roofed orangery • Fully fitted study • Master bedroom suite • 4 further bedrooms • 2 further bathrooms • Direct access to Sheen Common

#### 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 excellent 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

This rare property offers superb lateral accommodation which has been comprehensively refurbished and extended over recent years and provides superb living and entertaining space over three floors. Amongst the many features are the spectacular kitchen/dining/family room which opens onto a magnificent landscaped south-west facing garden of approximately 129' giving direct access onto Sheen Common.

#### Tenure

Freehold

EPC rating = D

#### Viewing

Strictly by appointment with Savills









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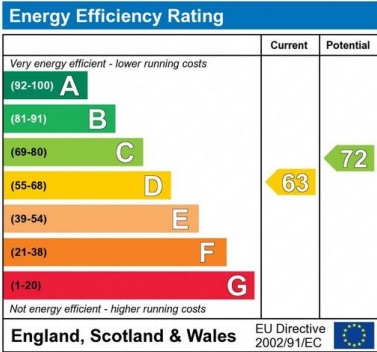
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### Sheen Common Drive

Approximate Gross Internal Area = 4135 sq ft / 384.2 sq m (Including Reduced Headroom)  
Outbuilding = 372 sq ft / 34.6 sq m  
Total = 4507 sq ft / 418.8 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.



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