



**BOX COTTAGE IS A TRULY ATMOSPHERIC AND CHARMING GRADE II * LISTED
DETACHED FAMILY HOME.**

SUDBROOK LANE, PETERSHAM, RICHMOND, SURREY, TW10 7AT

Unfurnished, £10,500 pcm + fees and other charges apply.*

Available Now



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£10,500 pcm Unfurnished

- 7 Bedrooms • 4 Bathrooms • 4 Reception Room
- Outdoor swimming pool • Detached house •
- Seperate two bedroom annex • Private drive •
- Four reception rooms • EPC Rating = E • Council
Tax = H

Situation

Petersham is an enchanting hamlet that nestles idyllically between Royal Richmond Park (with its 2500 acres) and a particularly scenic stretch of the River Thames and was once a favourite hunting ground for the sovereigns of the 17th Century. The sophisticated yet charming shops and restaurants of Richmond are within just one mile. Richmond train station offers a rapid and direct service into London Waterloo, as well as the District line tube and overland to Stratford, via north London. Local schools enjoy an exceptional reputation and are considered to be amongst the best in the country.

Description

An enchanting Queen Anne family home and Coach house. Internally there are a number of notable period features, further complimented by the tasteful presentation. The house lends itself as well to family life as it does to more formal entertaining. The Coach House provides an additional 749 square feet that is ideal for an 'office at home' with staff or guest accommodation above. The front and rear gardens are generously proportioned and well established, both affording an excellent degree of privacy. There is also an outdoor swimming pool and secure gated parking.

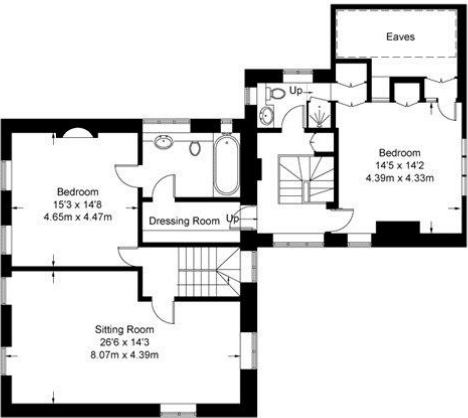
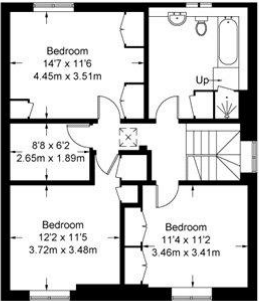
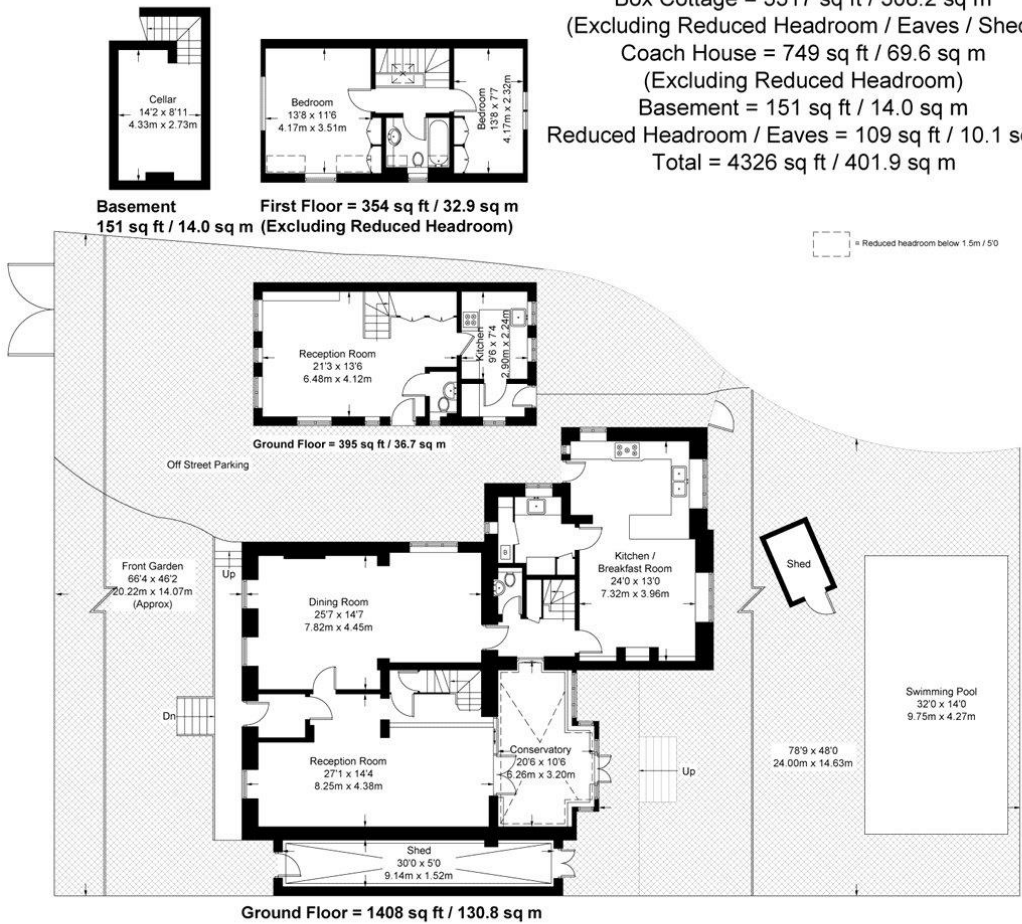
Viewing

Strictly by appointment with Savills.



Box Cottage

Approximate Gross Internal Area
Box Cottage = 3317 sq ft / 308.2 sq m
(Excluding Reduced Headroom / Eaves / Shed)
Coach House = 749 sq ft / 69.6 sq m
(Excluding Reduced Headroom)
Basement = 151 sq ft / 14.0 sq m
Reduced Headroom / Eaves = 109 sq ft / 10.1 sq m
Total = 4326 sq ft / 401.9 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.

FLOORPLANS

Gross internal area: 4326 sq ft, 401.9 m²

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



Energy Performance

A copy of the full Energy Performance Certificate is available on request.

Please note that the local area may be affected by aircraft noise, you should make your own enquiries regarding any noise within the area before you make any offer.

*There are different rules and fees for different tenancy types. For details of our fees and charges go to [savills.co.uk/tenant-fees](https://www.savills.co.uk/tenant-fees). For more detailed information read our [Applicant Guide](#), hard copy available on request. 20190531HELW

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Richmond Lettings
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