



A magnificently proportioned Victorian home of the utmost period integrity

**Cambridge Park, Twickenham, TW1**

£5,200,000 Freehold

savills

Fabulous room proportions • A wealth of period features • Off street parking • Great location • Wonderful ceiling heights

### Local Information

Nestling within this coveted road the house occupies an enviable and leafy position opposite Cambridge Park Bowls Club, within just a couple of hundred metres of the beautiful open acres of Marble Hill Park - that in turn adjoin a particularly scenic stretch of the River Thames. Also within a pleasant stroll (of around 2/3rds of a mile) is Richmond town, with its sophisticated yet charming selection of shops, boutiques and restaurants. Richmond train station provides a rapid and direct service into London Waterloo, as well as the District line tube and overland to Stratford, via North London. Whilst even closer at hand the delightful village of St Margarets also has a train station with a direct overland service to London Waterloo. The A316 is within approximately half a mile and adjoins the M3 at Sunbury, providing easy access to the south west or central London in the other direction. The M3 in turn adjoins the M25 orbital motorway and thereby offers convenient access to Gatwick and Heathrow international airports. Local schools enjoy an enviable reputation and are considered amongst the best in the country.

### About this property

This beautiful family home is a wonderful example of Victorian architecture at its finest. The stunning facade of mellow stock

brick is relieved by a prominent three storey bay with distinctive stone surrounds and pretty under eaves corbels. Internally this delightful period integrity is also apparent throughout, with a wealth of features including some really beautiful fireplaces, operational box window shutters, ornate ceiling corning, exposed timber floorboards and a most elegant staircase. As you enter the house the striking reception hallway provides a most welcoming entrance and hints at the grandeur of what is to come. The principal rooms are truly breathtaking in their proportion and their scale is further emphasised by the incredibly generous ceiling heights. The room configuration perfectly lends the house as well to formal entertaining as it does to everyday family life. There is an excellent flow of natural light, afforded by the large sash hung windows and open front aspects. To the front of the house there is secure off street parking whilst to the rear there is a charming garden.

### Tenure

Freehold

### Local Authority

Richmond upon Thames

### Energy Performance

EPC Rating = D





### Cambridge Park

Approximate Gross Internal Area = 4135 sq ft / 384.1 sq m  
 (Excluding Reduced Headroom)  
 Reduced Headroom = 158 sq ft / 14.7 sq m  
 Total = 4293 sq ft / 398.8 sq m



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

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