

TEDDINGTON LODGE

LOWER TEDDINGTON ROAD, HAMPTON WICK, KT1 4HJ



A DELIGHTFUL ARTS AND CRAFTS DETACHED FAMILY HOUSE OFFERING WONDERFUL SCOPE, WITH A 200 FT LONG REAR GARDEN LEADING DOWN TO THE RIVER BANK.

Teddington Lodge, 32 Lower Teddington Road, Hampton Wick, KT1 4HJ

DESCRIPTION

This really is a rare opportunity to acquire a delightful detached 'Arts and Crafts' riverside home, situated in one of the most desirable settings in the borough of Richmond. Built around the turn of the previous century and enviably situated in this idyllic backwater the house is set well back from the road by virtue of the 80ft front garden.

The drawing room is particularly appealing with a generous ceiling height, large fireplace and direct access onto the rear terrace. The river can be seen from this room and there are two further reception rooms and a kitchen/breakfast room that provide excellent additional entertaining space on this level. On the first floor is a generous principal bedroom suite, four further well proportioned bedrooms (one of which is also ensuite) and a family bathroom, with two further bedrooms on the top floor. Three of the bedrooms have views of the rear garden and the river.

The front garden is delightfully landscaped in a more formal design. An immaculate lawn, a young copper beech, rose trees, a paved pathway and well planted boundaries which afford a good degree of privacy are all features of this compelling approach to the house. The gardens to the rear are also landscaped and very well maintained. A sweeping lawn over two levels runs down towards the river bank. There are well stocked borders, along with a selection of mature trees including a substantial copper beech. Other mature trees to both boundaries ensures a good degree of privacy. There is a river mooring for a couple of smaller boats or a larger river cruiser. A garage building at the front of the property offers parking for 4 cars, an inspection pit, extensive storage and a particularly striking roofline with a handsome clock tower. It may be possible to convert this building into further accommodation, subject to the necessary planning consents. There is also additional off-street parking to the front of the garage.

TENURE: Freehold

PRICE GUIDE: Upon application.

VIEWING: Strictly by appointment with Savills or Ross Hand



Savills

40-42 Hill Rise, London,
Richmond TW10 6UA

020 8614 9100

richmond@savills.co.uk



Ross Hand

Como House, Kingston
upon Thames KT1 4DW

020 8977 9770

info@rosshand.co.uk



LOCATION

Teddington Lodge forms part of this prime conservation area within just a few hundred metres of Hampton Wick mainline station, providing a direct train service into London Waterloo.

Hampton Wick itself also offers a quaint array of local shops for day to day requirements whilst just over Kingston Bridge (approximately half a mile) the more extensive shopping amenities are available with many of the major retail outlets evident.

Local schools, both private and state, enjoy an excellent reputation, as do the many and varied local sport clubs, including the much acclaimed Lensbury.

The commuter is further served by access onto the A308 (within approximately three quarters of a mile) which in turn adjoins the A3, thereby providing access into central London and the City. The A316 is also within easy reach and adjoins the M3 at Sunbury or Central London in the other direction, via the A4. The M3 in turn adjoins the M25 Motorway, connecting Gatwick and Heathrow international airports.

The commuter is further served by access onto the A308 (within approximately three quarters of a mile) which in turn adjoins the A3, thereby providing access into central London and the City. The A316 is also within easy reach and adjoins the M3 at Sunbury or Central London in the other direction, via the A4. The M3 in turn adjoins the M25 Motorway, connecting Gatwick and Heathrow international airports.





Direct Access to River and Morings



Lower Teddington Road, KT1

Gross internal area (approx.):

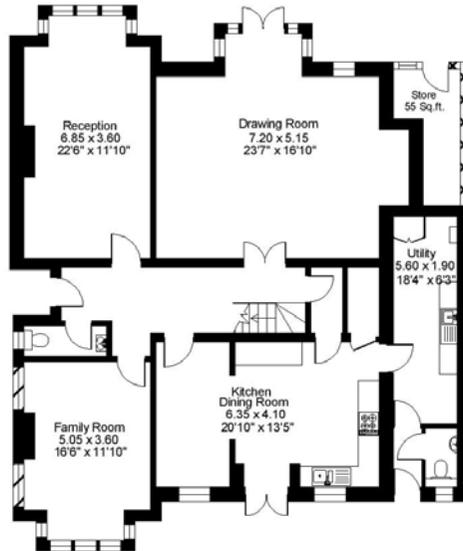
304.2 sq.m. (3275 sq.ft.)

Plus garage and storage areas 127.3 sq.m. (1370 sq.ft.)

For identification purposes only. Not to scale.

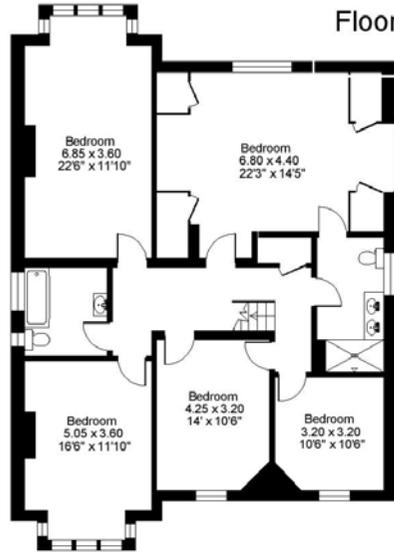
Floorplanners ©

Rear Garden
61.10 x 15.00
200'3" x 49'3"

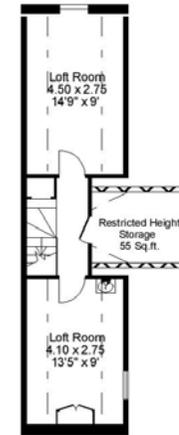


Ground floor
1570 sq.ft.

Front Garden
25.50 x 14.70
83'9" x 48'3"

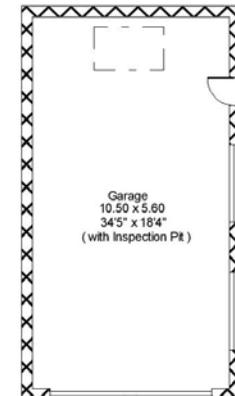
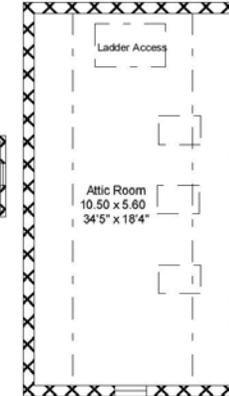


First floor
1395 sq.ft.



Second floor
310 sq.ft.

Garage and Loft not shown in true Position
(Located to the Front of Front Garden)



Extra parking in Front of Garage

Energy Efficiency Rating		
Current	Potential	
100-110 kWh/m ² per year (over 100 kWh/m ²)	A	
80-100 kWh/m ² per year (over 100 kWh/m ²)	B	
60-80 kWh/m ² per year (over 100 kWh/m ²)	C	
40-60 kWh/m ² per year (over 100 kWh/m ²)	D	
20-40 kWh/m ² per year (over 100 kWh/m ²)	E	
10-20 kWh/m ² per year (over 100 kWh/m ²)	F	
0-10 kWh/m ² per year (over 100 kWh/m ²)	G	

Current: 47
Potential: 76

EU Directive 2002/91/EC



Important notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

