

# 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.

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*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



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**020 8977 9770**

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## 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.

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Direct Access to River and Morings



# Lower Teddington Road, KT1

Gross internal area (approx.):

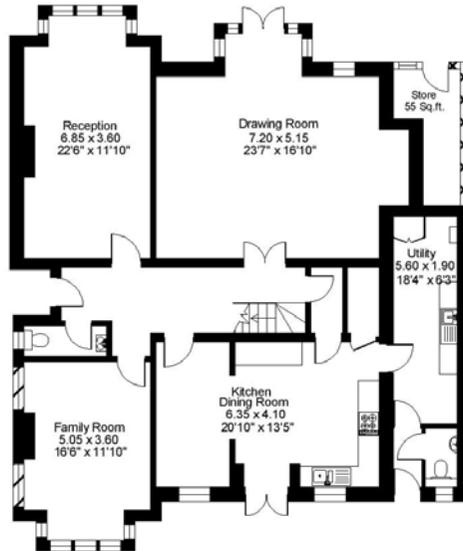
304.2 sq.m. (3275 sq.ft.)

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

For identification purposes only. Not to scale.

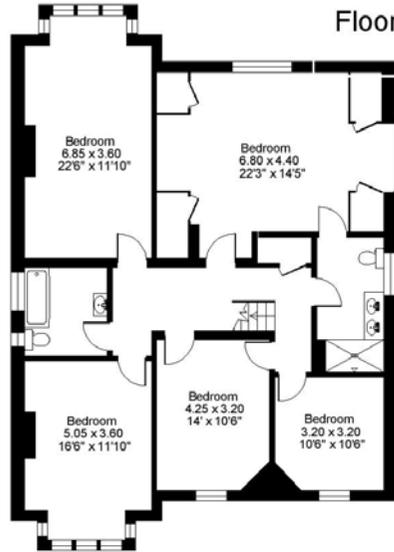
Floorplanners ©

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

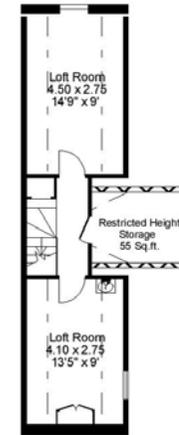


Ground floor  
1570 sq.ft.

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

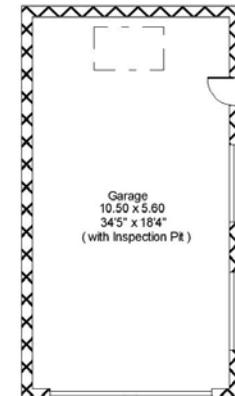
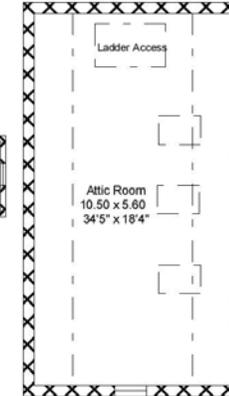


First floor  
1395 sq.ft.



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	
100-105 kWh/m <sup>2</sup> per year (over 100 kWh/m <sup>2</sup> )	A	
80-100 kWh/m <sup>2</sup> per year (over 100 kWh/m <sup>2</sup> )	B	
60-80 kWh/m <sup>2</sup> per year (over 100 kWh/m <sup>2</sup> )	C	
40-60 kWh/m <sup>2</sup> per year (over 100 kWh/m <sup>2</sup> )	D	
20-40 kWh/m <sup>2</sup> per year (over 100 kWh/m <sup>2</sup> )	E	
10-20 kWh/m <sup>2</sup> per year (over 100 kWh/m <sup>2</sup> )	F	
0-10 kWh/m <sup>2</sup> per year (over 100 kWh/m <sup>2</sup> )	G	

Current: 47  
Potential: 76

Not energy efficient - higher savings possible

England, Scotland & Wales  
EU Directive 2002/91/EC



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