



A LATERALLY CONFIGURED FAMILY HOME & COACH HOUSE, WITH A STUNNING GARDEN

SUDBROOK GARDENS
RICHMOND TW10 7DD

Freehold

savills

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3 reception rooms ♦ kitchen/ breakfast room ♦ 5 bedrooms
♦ 2 bathrooms ♦ conservatory ♦ study ♦ stunning garden ♦
swimming pool ♦ detached coach house ♦ garage and
parking for several cars ♦ EPC rating = F

Situation

Conveniently situated between the scenic riverside towns of Richmond and Kingston upon Thames, the house nestles idyllically within this coveted cul-de-sac. Within a few hundred yards from Richmond Park (with its 2300 deer inhabited acres), the River Thames and Ham Common, it enjoys a genuinely semi-rural location, ideal for family life and outdoor pursuits. Richmond train station offers a direct and rapid service into London Waterloo, as well as the District Underground Line and Overground to Stratford, via North London. Local schools enjoy an excellent reputation and are considered amongst the best in the country.

Description

Laterally configured over two floors, this handsome 1920's detached family home has a lovely atmosphere and occupies a generous and discrete plot that is both walled and gated, thereby affording excellent privacy and seclusion. The rooms are naturally light and superbly laid out for both family life, or more formal entertaining. The large hallway and landing areas further emphasise the sense of space, as do the lovely open aspects. Also, of particular note is the magnificently proportioned master bedroom suite.

Within the front garden there is a charming two storey Coach House, providing self-contained accommodation ideal for an elderly relative, au pair or older children seeking independence. There is also a garage and gravel swept driveway to the front of the house, providing secure parking for several cars. The well-established rear garden is beautiful and features a fabulous swimming pool and alfresco dining area. Furthermore, there is excellent scope to extend the main house to the rear, subject to planning consent.

Local Authority:

London Borough of Richmond upon Thames

Viewing:

Strictly by appointment with Savills





Sudbrook Gardens

Approximate Gross Internal Area = 3163 sq ft / 293.9sq m
The Coach House = 585 sq ft / 54.3 sq m
Garage = 168 sq ft / 15.6 sq m
Summer House = 153 sq ft / 14.2 sq m
Sauna = 43 sq ft / 4 sq m
Total = 4112 sq ft / 382.1 sq m



Not to scale, for guidance only and must not be relied upon as a statement of fact.
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Savills Richmond (Sales)
richmond@savills.com
020 8614 9100

savills.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		63
(39-54) E		
(21-38) F	32	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		