



An exceptional lateral home within stunning gardens

Church Road, Ham, Richmond, Surrey, TW10





Wonderful secluded southerly garden • Extensive gated parking • Discrete position just off Ham Common • Within a few hundred metres of Richmond Park • Potential to create a pool complex (subject to planning)

Local Information

Whilst within only two miles of both Richmond and Kingston (with their sophisticated array of shops, restaurants and boutiques) the house is enviably and discretely perched just off picturesque Ham Common and directly opposite Ham Common Woods - providing a truly semi rural feel.

Furthermore it is within just a few hundred metres of Richmond Park (with its 2300 deer inhabited acres) and a particularly scenic stretch of The River Thames - providing ideal retreats from the hubbub of daily life. Richmond train station offers a direct and rapid service into London Waterloo, as well as the District Underground Tube and overland line to Stratford, via North London.

There is a good selection of local shops at Ham Parade, also within just a few hundred metres, that cater well for day to day requirements.

Local schools enjoy an excellent reputation and are considered amongst the best in the country.

About this property

Built in 2008 Cardross House occupies a generous and discrete plot, providing superb privacy. It was thoughtfully designed to architecturally compliment its

semi-rural surroundings, with a strong emphasis on natural light and lateral space.

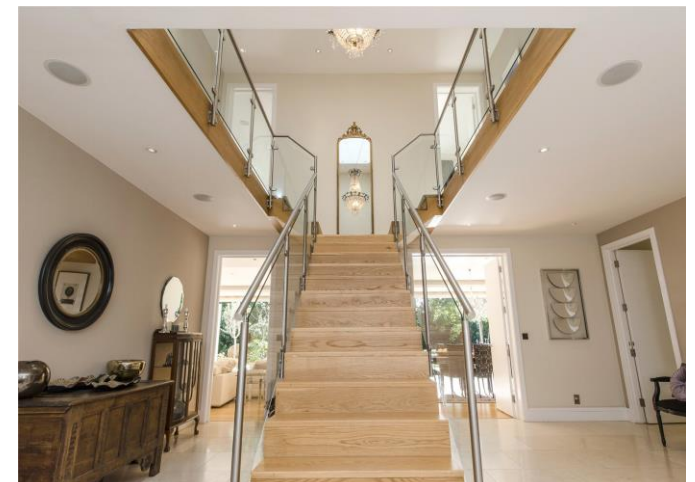
Whilst lending itself perfectly to family living the house is equally well set up for more formal entertaining, with a generous open plan living/dining room and a superbly appointed kitchen/family room. There is also a study, home cinema and playroom to the ground floor. On the first floor there are six bedrooms and six bathrooms, four of which are ensuite. On the second floor there are currently two further bedrooms, a seventh bathroom and a laundry room - but this floor could easily be rearranged to provide more bedrooms, if so required.

The delightful and private south facing garden surrounds the house to all four sides, with a large driveway and parking area for several cars to the front of the house. The double garage provides secure parking for a further two cars and also houses the boot room and dog shower.

The plot measures just under an acre and there is significant potential to create an indoor pool/gym complex, subject to planning consent.

Tenure

Freehold



Local Authority

Richmond Upon Thames

Energy Performance

EPC Rating = C

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Richmond Office.

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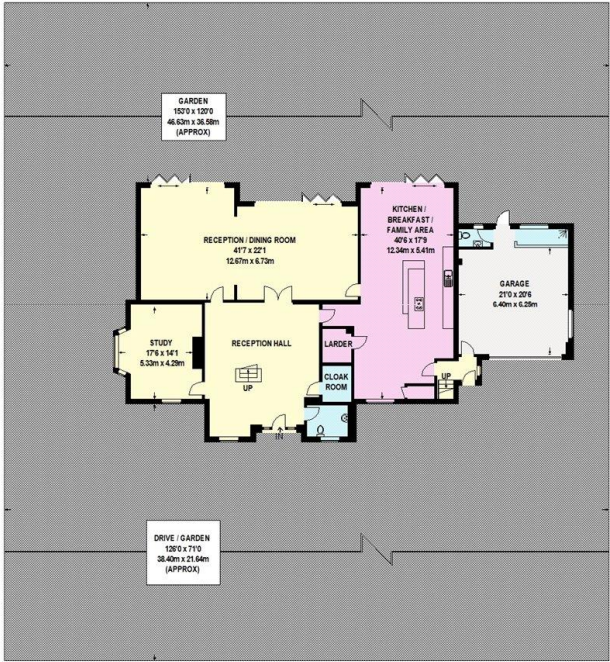
Church Road, Ham, Richmond, Surrey, TW10
Gross Internal Area 7236 sq ft, 672.2 m²

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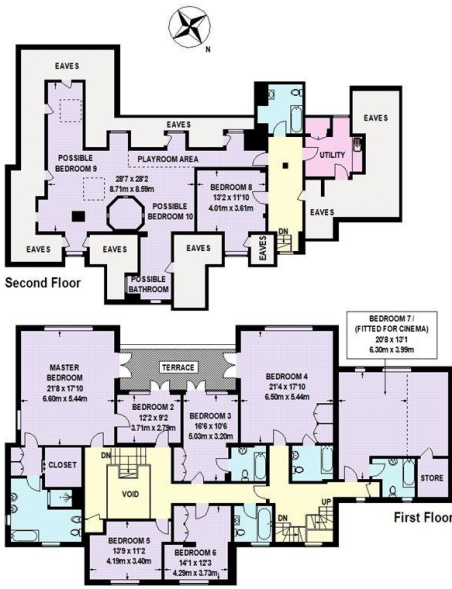


Church Road

Approximate Gross Internal Area
Ground Floor (Including Garage) = 292.8 sq m / 3152 sq ft
First Floor (Excluding Void) = 261.8 sq m / 2818 sq ft
Second Floor (Excluding Eaves) = 117.6 sq m / 1266 sq ft
Total = 672.2 sq m / 7236 sq ft



Ground Floor



Reduced headroom below 1.5 m / 5'0"

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Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error or omission. This illustration is for identification purposes only. Measured and drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 3" and are to the points indicated by the arrow heads.

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | 77 | 79 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

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