

WEST HALL

KEW • SURREY • TW9 4EE



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AN IMPORTANT & EXQUISITE GRADE II LISTED
GEORGIAN MANOR HOUSE SET IN DELIGHTFUL GARDENS





DESCRIPTION

West Hall is an important Grade II listed period Manor House in need of complete renovation, set within a generous plot of almost two thirds of an acre.

With origins believed to date back to the 14th Century the house was rebuilt in 1724 and has been home to many distinguished families.

Its handsome facade features beautifully regimented fenestration, typical of the grander houses of this era, and a charming pilastered entrance canopy and fanlight. Internally this period integrity is also apparent throughout, with a number of notable features including wonderful fireplaces, operational box window shutters, fine panelling (some of which will have to be restored or replaced) and pine floors. All of which are further complimented by the gracious room proportions, excellent natural light and pleasant garden aspects.

The principal garden is well established and mainly laid to lawn, in addition to which there is an enchanting courtyard garden that sits between the house and its Coach / Studio houses.

The house is well set back from the road and has a large gravel swept driveway to the front, providing secure parking for several vehicles.









LOCATION

The house is conveniently located within just a few hundred yards of Kew Village, and even closer to a picturesque stretch of The River Thames.

The Village has a charming atmosphere with a wide selection of independent shops and cafes, a monthly market and the Michelin starred 'Glasshouse' restaurant. Kew is internationally renowned for The Royal Botanical Gardens and historic Kew Palace, located just off Kew Green - a scenic village green with a Church and cricket pavilion.

Kew Gardens train station is located in the village and is on the District Line tube as well as the overland train to Stratford, via north London. A direct train service to London Waterloo runs from Kew Bridge Station, a few hundred yards away on the other side of Kew Bridge. The M4 motorway can also be accessed just over the bridge, providing easy access to Heathrow airport and the west.

The sophisticated shops and restaurants of Richmond (as well as its rapid overland service into London Waterloo and District line tube service) are within approximately a mile and a half.

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

Price: Upon Application

Tenure : Freehold





FLOORPLANS



Approximate Gross Internal Area = 4948 sq ft / 459.8 sq m
 (Excluding Reduced Headroom)
 Reduced Headroom = 84 sq ft / 7.8 sq m
 Cellarge = 993 sq ft / 92.3 sq m
 Coach House = 1001 sq ft / 93 sq m
 Studio = 581 sq ft / 54 sq m
 Total = 7607 sq ft / 706.9 sq m



**Not to scale, for guidance only and must not be relied upon as a statement of fact.
 All measurements and areas are approximate only and have been prepared in
 accordance with the current edition of the RICS Code of Measuring Practice.**

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