



An exquisite Georgian home perched on the Thames.

Cholmondeley Walk, Richmond, Surrey, TW9

£3,650,000 Freehold

savills

Stunning river views • Great period integrity • Garage • South west facing river garden • Superb location

Local Information

The house is perched on a particularly scenic stretch of the river Thames and is within just 200 metres of picturesque Richmond Green - once a jousting ground to Henry VII's former Tudor Palace and today a quintessential village green that is home to more gentle pursuits, such as Sunday afternoon cricket. Richmond town centre is also on your doorstep and has a sophisticated array of shops, boutiques and restaurants - whilst managing to retain a charming village atmosphere. Richmond train station offers a rapid and direct service into London Waterloo, as well as the District Line tube and overland to Stratford, via North London. Local schools enjoy an excellent reputation and are considered amongst the best in the country.

About this property

In 1711 the Earl of Cholmondeley exchanged plots of land with Richard Hill who lived in Trumpeters' House next door, thus giving him a parcel of land by the river. The Earl died in 1724 and his son, the 3rd Earl, built Cholmondeley House on the riverside in 1740 after he had acquired more land.

Nestling idyllically on the banks of one of the finest and most picturesque stretches of the River

Thames, Cholmondeley House is an exquisite and laterally configured Grade II listed Georgian family home. Beautifully retaining its period integrity the property boasts spectacular views of the river, Richmond Bridge (the oldest surviving Thames bridge in London) and Richmond Hill.

Of particular note is the most elegant first floor drawing room with its wonderful proportions and gracious three window bay that floods the room with light. The house is tastefully presented and further benefits from underfloor heating to the ground floor, a very welcoming reception hallway with a striking circular atrium roof light and the rare commodity that is a garage (with a laundry/workshop area too).

The house is discretely positioned behind a deep walled front garden that gives excellent privacy and receives the morning sun, whilst to the rear of the house there is a delightful south west facing 'river garden' that retains the afternoon sunshine.

Tenure

Freehold

Energy Performance

EPC Rating = E






Cholmondeley House

Approximate Gross Internal Area = 2715 sq ft / 252.2 sq m
(Excluding Reduced Headroom / Loft / Garage / Utility)
Reduced Headroom / Loft = 338 sq ft / 31.4 sq m
Garage / Utility = 357 sq ft / 33.2 sq m
Total = 3410 sq ft / 316.8 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		67
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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