



A remarkable family home within stunning gardens

Church Road, Ham, Richmond, Surrey, TW10





Stunning gardens • Extensive secure parking • Tennis Court • Fabulous indoor swimming pool • Triple garage with a self contained studio above

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 - providing a truly semi rural feel. Furthermore it is within just a few hundred yards of Richmond Park (with its 2300 deer inhabited acres) and a particularly scenic stretch of The River Thames is also nearby. 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 yards. Local schools (including the much acclaimed Tiffins school and Kingston Grammar) enjoy an excellent reputation and are considered amongst the best in the country.

About this property

Hollybush House is a unique historical detached and gated residence set in mature and established grounds. It occupies a wonderful position by the perimeter of Richmond Park and close to picturesque Ham Common and Petersham Meadows.

Originally built c.1925 and owned by the Earl of Dysart, a prolific landowner in the area, it was largely rented to a series of notaries and other high-profile tenants until it was sold as part of the Ham and Petersham Estate Sale in 1949. It has been mainly owner-occupied since then and has been in the current ownership since 1996.

Hollybush House is situated on an impressive self-contained plot of just over an acre on the south-west perimeter of Richmond Park and bordered by Ham Common Woods, giving the property a very private and unusually secluded environment. The sweeping driveway with two separate points of gated entry affords the house an immediate sense of grandeur and a first impression that is not easy to replicate with other houses anywhere in the area.

The grounds are extensive and almost completely hidden from the outside world. They surround the house on three sides and feature elegant landscaped gardens, lawns, a tennis court and forecourt parking for multiple vehicles, as well as a triple garage.

The main house and pool extend to over 8500sq.ft. and with the garage and gym included it increases the total accommodation to over 9900sq.ft.



The house is naturally arranged over three floors with expansive living and entertaining space, a good balance of bedrooms, ample bathrooms, guest suite and principal suite with dressing room. There is a large study on the ground floor plus a dedicated and self-contained office suite above the garage.

The indoor pool and spa facility is extremely well designed and very impressive; probably one of the largest and refined indoor pools to be found in the area. There is enormous scope for alteration and updating to taste in order to make Hollybush House a truly remarkable and very complete family home.

Tenure
Freehold

Local Authority
Richmond Upon Thames

Energy Performance
EPC Rating = D

Viewing
All viewings will be accompanied and are strictly by prior arrangement through Savills Richmond Office.
Telephone:
+44 (0) 20 8614 9100.





Approximate Gross Internal Area = 8570 sq ft / 796.2 sq m
(Excluding Reduced Headroom / Including Pool)
Reduced Headroom = 117 sq ft / 10.9 sq m
Gym = 300 sq ft / 27.9 sq m
Garage = 665 sq ft / 61.8 sq m
Shed = 271 sq ft / 25.2 sq m
Total = 9923 sq ft / 922 sq m



Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92+) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>		<p>56</p>	<p>75</p>
England, Scotland & Wales		EU Directive 2002/91/EC 	