



A striking contemporary home perched on The Thames

Lower Teddington Road, Hampton Wick, Surrey, KT1

£6,500,000 Freehold

savills



Fabulous river frontage with pontoon mooring • Superb quality of finish and specification • Indoor swimming pool • Stunning garden with Victorian boathouse • Exceptional flow of natural light

Local Information

Perched on a particularly scenic stretch of the River Thames Thames House is enviably situated, within just a few hundred meters of the charming shops and village atmosphere of Hampton Wick, where there is also a mainline train station - with a direct service into London Waterloo. Whilst marginally further afield and just the other side of Kingston Bridge one can find the comprehensive network of social, recreational and shopping facilities that Kingston has to offer, including a great selection of riverside restaurants and a John Lewis department store.

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

In addition to this beautiful stretch of river the wonderful deer inhabited spaces of nearby Bushy Park (and the grounds of the world renowned Hampton Court Palace) also provide an ideal retreat from the hubbub of daily life.

About this property

Imaginatively yet practically designed and completed to an exceptional standard in 2012 this striking and individual home cleverly combines exciting modern spaces with functionality,

providing superbly for both everyday family life and more formal entertaining.

Its setting is truly magical and the generous expanses of glass to the rear elevation really capture and maximise the breathtaking views over what is unquestionably one of the most scenic stretches of the River Thames. As soon as you enter the house you are greeted by these views, which are also enjoyed from most of the principal rooms.

The attention to detail and depth of quality is immediately apparent and consistent throughout, with future proof technology, an exquisite staircase, and thoughtful features such as the laundry chute. The house also has excellent green credentials, with solar panels to the roof (that are only visible from an aerial view), a rainwater harvesting system, a heat recovery system and garden irrigation from the river.

Spanning across the entire back of the house there is a stunning open plan kitchen/living area to the ground floor, that features a dramatic double height vaulted space with huge windows that really 'bring the garden and views into the house.' There is no doubt that this area will be the social hub of the house and it leads directly onto the raised terrace - that is ideal for alfresco dining.



There are two other reception rooms and a study on this floor whilst downstairs is designed to be recreational, with an indoor swimming pool (with an adjustable speed current facility and borrowed natural light) a gymnasium, service areas and a home cinema. The two upper floors provide six bedrooms that are serviced by five beautifully appointed bathrooms, with a master suite that also spans across the full width of the house and features a gorgeous minstrels' gallery overlooking the vaulted area below and onto the river.

arrangement through Savills
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To the rear of the house there is a generously proportioned and delightful garden that has established borders and leads directly to your pontoon mooring. At the end of the garden there is also a Victorian boathouse which is a beautiful building that is literally perched on the river and has been tastefully refurbished to provide self contained accommodation over two floors and a river deck. This could be ideal as guest accommodation, an 'office at home' or a teenagers den. Whilst to the front of the house there is secure gated parking and a garage.

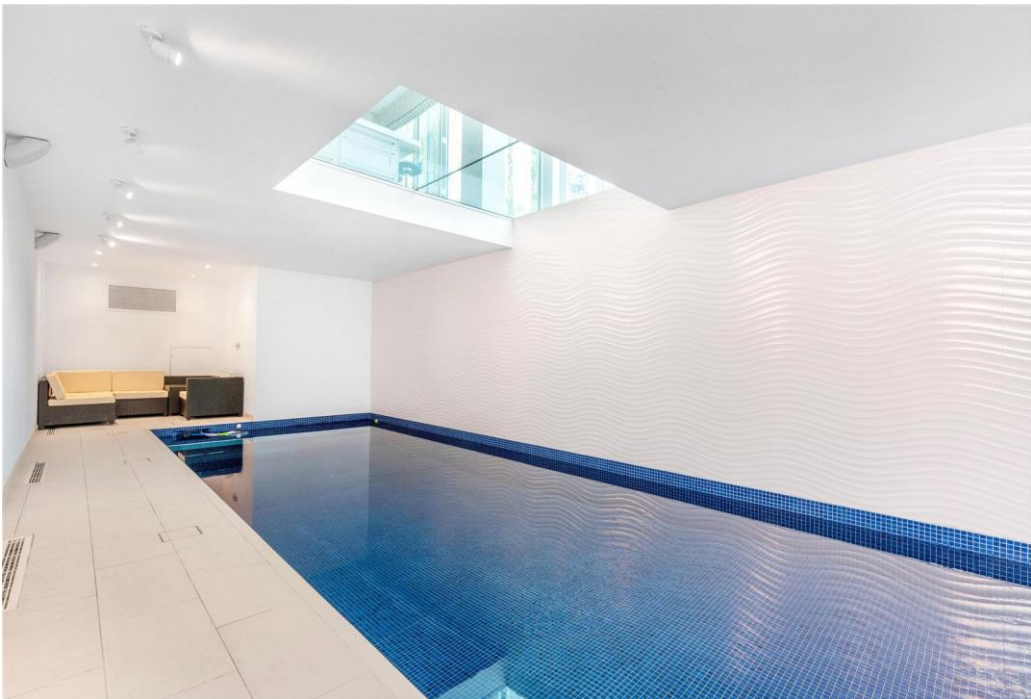
Tenure
Freehold

Local Authority
Richmond Upon Thames

Energy Performance
EPC Rating = B

Viewing
All viewings will be accompanied
and are strictly by prior





Approximate Gross Internal Area = 7447 sq ft / 691.8 sq m
(Excluding Reduced Headroom / Eaves / Including Garage / Pool)
Reduced Headroom / Eaves = 374 sq ft / 34.8 sq m
Total = 7821 sq ft / 726.6 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>	83	85
England, Scotland & Wales		EU Directive 2002/91/EC 