



A distinguished family residence on Richmond's most coveted road

Montague Road, Richmond, Surrey, TW10

£4,500,000 Freehold





Fabulous location • Excellent ceiling heights and natural light •
Delightful walled garden • Beautifully refurbished • Off-street
parking

Local Information

Montague Road is arguably Richmond Hill's finest road and the house is within just 150 yards of the local shops at Friars Stile Road, providing a charming village atmosphere. Whilst just a few hundred yards in the other direction Richmond town offers a wonderful and sophisticated array of shops and restaurants as well as the much acclaimed Richmond Theatre. A rapid and direct overland train service into London Waterloo and the District underground tube provide excellent connections to central London, whilst Richmond Park and a particularly scenic stretch of the River Thames offer an ideal retreat from the hubbub of daily life. Local schools enjoy an excellent reputation and are amongst the best in the country.

About this property

Seamlessly and harmoniously blending period charm with cutting edge contemporary design the house provides beautifully balanced family accommodation that is practically configured and naturally light but with a real sense of atmosphere sewn in to the fabric of the building. The principal room proportions are fabulous and further emphasised by the generous ceiling heights and large windows. Notable period features include the pretty gabled facade, lovely cornicing, impressive

fireplaces and a most elegant staircase.

The owners have also successfully extended the side and rear elevations of the property over three floors to create further practical accommodation in the form of a study to the half landing of the ground floor and this in turn affords yet more space above. The stunning kitchen and four bathrooms are superbly appointed, with the former having carefully engineered collapsing doors that neatly fold back revealing a cantilevered extension to really 'bring the garden into the house'. To the front there is off street parking, whilst to the rear there is a well-established and delightful walled garden.

The principal bedroom constitutes the entire width of the rear of the property, providing a generous walk-in wardrobe and elegantly appointed bathroom formed of the aforementioned side and rear extension. A further guest suite is located on this floor, again tastefully presented, with three further bedrooms (one ensuite), and a family bathroom on the top floor of this distinguished residence.

Completing the accommodation is an entirely self-contained apartment and 'gym' located under the front of the house, yet bestowed plenty of natural light through clever architectural design.



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.
Telephone:
+44 (0) 20 8614 9100.






Montague Road

Approximate Gross Internal Area = 3692 sq ft / 343 sq m
(Excluding Reduced Headroom)
Reduced Headroom = 38 sq ft / 3.5 sq m
Total = 3730 sq ft / 346.5 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	77	81
(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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