



# A beautifully presented home with a delightful garden

**Petersham Road, Richmond, Surrey, TW10**

£1,750,000 Freehold









Tasteful presentation • Delightful open aspects • Stunning walled garden • Beautiful Georgian facade • Excellent natural light

#### Local Information

Situated within just two miles of both Richmond and Kingston town centres (with their sophisticated array of shops, restaurants and boutiques) the house is well positioned, opposite and overlooking the beautiful open acres of Richmond Golf Course.

It is within just a few hundred metres of Richmond Park (with its 2300 deer inhabited acres), stunning Ham Common and a particularly scenic stretch of The River Thames - all providing an ideal retreat from the hubbub of daily life.

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 also a good selection of local shops at Ham Parade, within just a few hundred metres.

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

#### About this property

This architecturally beautiful Georgian family home has lovely open aspects to both front and rear, and sits within the wonderful Ham Common Conservation area. It is not Grade listed but locally listed as a building of

'Townscape merit'. Its gorgeous facade is of mellow stock brick, relieved by generous sash hung windows with distinctive red brick soldier coursing above.

It has been tastefully and thoughtfully renovated, seamlessly blending its period charm and integrity with a contemporary edge. The superbly appointed Kitchen family room provides a wonderful light and airy space that will doubtless be the social hub of the house, and features a fabulous polished concrete floor. The four well proportioned bedrooms are served by three bathrooms, in addition to a cloakroom at garden level. To the raised ground floor entrance level there is a super living room that overlooks the garden and opens onto a smaller front room that makes a perfect study or home office.

The accommodation is practically configured, lending the house as well to every day family life as it does to more formal entertaining. The raised ground floor has particularly generous ceiling heights and the top floor bedrooms have vaulted ceilings that further exaggerate their lovely proportions and sense of space.

To the rear of the house there is a stunning garden that is well





established and west facing, thus retaining the late afternoon and early evening sunshine

**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.

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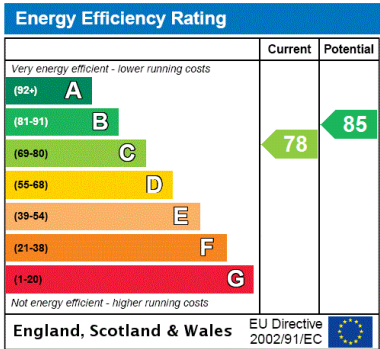


**Petersham Road**

Approximate Gross Internal Area = 2188 sq ft / 203.3 sq m  
(Excluding Reduced Headroom)  
Reduced Headroom = 16 sq ft / 1.5 sq m  
Total = 2204 sq ft / 204.8 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



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