



An outstanding and idyllically situated family home.

Retreat Road, Richmond, Surrey, TW9

£4,500,000 Freehold





Fabulous central location • Off street parking for 2/3 cars • 5 superbly appointed bedroom suites • Cinema room • Charming courtyard garden

Local Information

Baden House is idyllically situated, nestling discretely just behind Richmond Green - once a jousting ground to Henry VII's former Tudor Palace and today a quintessential and picturesque village green that is home to more gentle pursuits, such as Sunday afternoon cricket. Richmond town centre can be found a short stroll away and has a sophisticated array of shops, boutiques and restaurants. A particularly scenic stretch of the River Thames can be found at the end of Friars Lane, providing an ideal retreat from the hubbub of daily life. 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

Built in 2012 Baden House is an outstanding example of a recently built home, with superb attention to detail and a real depth of quality to its finish. Its architectural style is both stylish and elegant, blending seamlessly with and further complimenting the beautiful Georgian houses around Richmond Green. It occupies a wonderfully discrete yet convenient position and provides generous off street

parking and a walled garden that is both charming and private. The accommodation is beautifully balanced and magnificently proportioned over four floors with large windows allowing an excellent flow of natural light. The lovely room proportions are further emphasised by the impressive ceiling heights. The kitchen and five bathrooms are superbly appointed and the house is most tastefully presented throughout.

Tenure

Freehold

Local Authority

Energy Performance

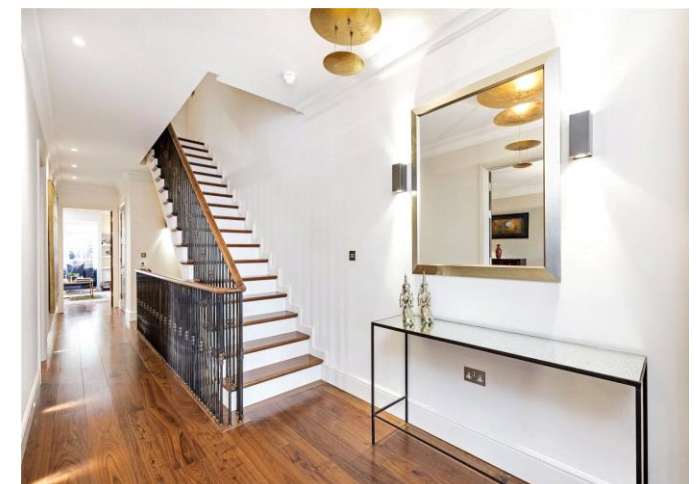
EPC Rating = D

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Richmond Office.

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Baden House

Approximate Gross Internal Area = 4100 sq ft / 380.9 sq m
(Excluding Lightwell / Store)



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	68	71
(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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