



A beautifully proportioned double fronted early Victorian Grade II Listed family home with a garage and a delightful walled garden

**Church Street, Twickenham, TW1**

Guide Price £2,650,000 Freehold





Beautiful double fronted facade • Garage • Great period integrity • Delightful walled garden • Idyllic location

### Local Information

Arragon House occupies an enviable location, idyllically positioned within immediate proximity and sight of a particularly scenic stretch of The River Thames. It is also conveniently located within the charming village atmosphere of Church Street, just a hundred meters from Twickenham town centre - with its comprehensive array of social, recreational and shopping amenities. Whilst slightly further afield the rich and sophisticated variety of shops, restaurants, theatres and nightlife of the nearby riverside towns of Richmond and Kingston can be found (within approximately 3 miles). Nearby Twickenham train station provides a fast service and direct service into London Waterloo, which takes approximately twenty-five minutes.

The area enjoys thousands of acres of varied parkland including the stunning Marble Hill Park, the Royal woodlands of Richmond Park and Bushy Park, where you will find an ever-changing landscape of wildlife, including red and fallow deer. Local schools, including St Catherine's girls school and Radnor House school, enjoy a truly excellent reputation and are considered amongst the best in the country.

### About this property

Dating from circa 1850 this architecturally striking and tastefully presented double fronted family home is great example of early Victorian architecture at its finest. Laterally configured and arranged predominantly over just two floors the house offers well balanced and generously proportioned accommodation that provides superbly for both family life and more formal entertaining. Furthermore the elegant room proportions are emphasised by the generous ceiling heights and excellent flow of natural light. There are many period features, including wall panelling, ceiling cornicing, large sash hung windows and some beautiful fireplaces. To the rear of the house there is a delightful walled garden and a garage.

### Tenure

Freehold

### Local Authority

London Borough of Richmond Upon Thames

### Energy Performance

EPC Rating = E

### Viewing

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









Arragon House

Approximate Gross Internal Area = 2529 sq ft / 235 sq m  
(Excluding Garage)  
Garage = 210 sq ft / 19.5 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	73
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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