



# Exceptional semi-detached period home.

**Blackmores Grove, Teddington, Middlesex, TW11**

Asking Price £1,500,000 Freehold





Five Bedroom Semi-detached Family House • Two bathrooms • Contemporary kitchen/dining/family room • Cloak room/utility room • Downstairs W.C • Ample storage solutions throughout • Garden office with power, electric underfloor heating • Front and rear gardens

#### About this property

This distinctive home beautifully encapsulates modernity and provides a perfect contrast between period charm and contemporary living, with a confident and immaculately presented interior design concept.

To the rear, the full width live-in-kitchen holds a stylish 'Round House' designed kitchen complete with centre piece island. This exceptional room measuring 19ft x 15ft leads seamlessly and sympathetically onto a raised patio terrace providing a glorious setting for dining whilst overlooking the wonderfully established lower garden measuring circa 48ft home to a practical studio/home office with power.

Thoughtfully positioned adjacent to the kitchen, set behind a pocket door is the utility/cloakroom.

To the front of the home is a classical reception room with wide box bay window providing light to this impressive 25ft x 11ft room.

The first floor hosts the primary bedroom with statement triple sash windows and two further double bedrooms complemented by a spacious family shower room with electric, underfloor heating.

The exceptionally engineered and executed top floor, with seamless continuation from the floor below, leads to a further spacious double bedroom with Juliet balcony and a bedroom/study. Serving these two

bedrooms is a modern shower room with electric, underfloor heating.

To the front of the house is a gated front garden.

#### Tenure

Freehold

#### Local Information

Blackmores Grove is 0.1 miles approx. from Teddington railway station, which is served by South Western Railway and provides services to London Waterloo via Wimbledon and Richmond. Local bus services run from Teddington High Street to, the popular shopping town of Kingston and provide a direct line to Heathrow Airport.

The High Street offers supermarkets and boutique shops. Bushy Park is 0.3 miles approx. from the property. The park is the second largest of London's Royal Parks at 445 hectares. The park offers woodlands and playgrounds to explore. The park is also home to many local sports clubs.

#### Local Authority

London Borough Of Richmond Upon Thames, Twickenham

#### Council Tax

Band = F

#### Energy Performance

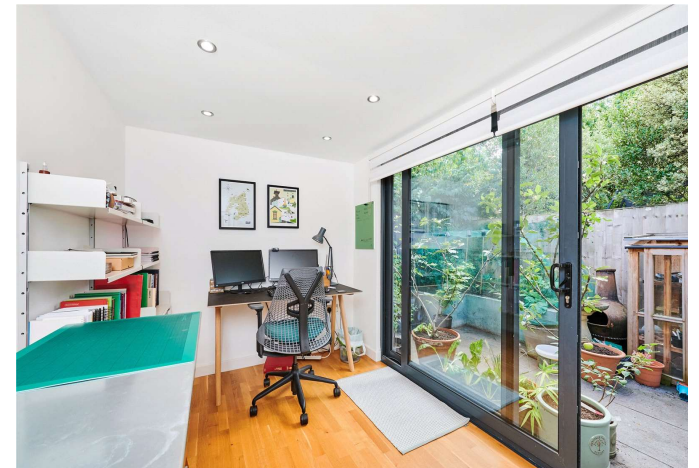
EPC Rating = D

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Teddington Office. Telephone: +44 (0)20 8447 4400.









Blackmores Grove, Teddington, Middlesex, TW11  
Gross Internal Area 1905 sq ft, 177 m²  
Outbuildings 88 sq ft, 8.2 m²  
Total 1993 sq ft, 185.2 m²



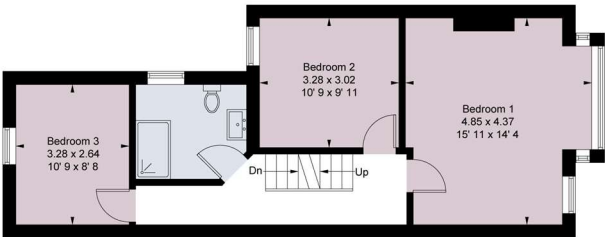
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Blackmores Grove

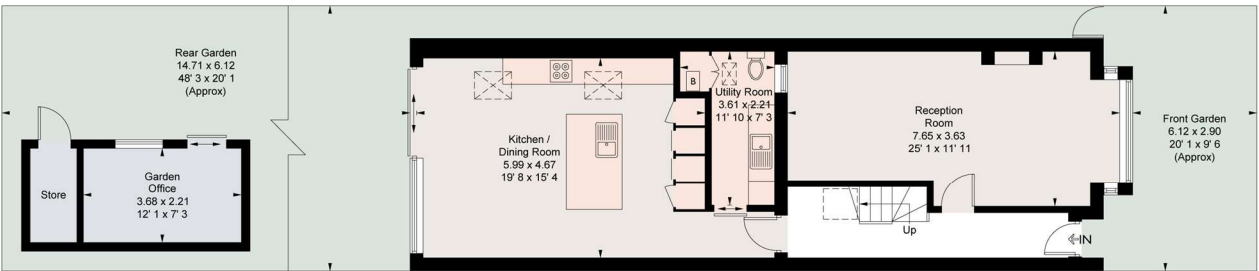
Approximate Gross Internal Area = 1905 sq ft / 177 sq m  
(Including Reduced Headroom / Eaves Storage /  
Excluding Garden Office)  
Reduced Headroom / Eaves Storage = 130 sq ft / 12.1 sq m  
Garden Office = 88 sq ft / 8.2 sq m



Second Floor



First Floor



Ground Floor

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	64	80
(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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