

# Absolute Homes



Garricks Ait, Hampton



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Guide Price **£500,000 (Freehold)**

## DESCRIPTION

Occupying one of the largest plots on Garrick's Ait, this home forms part of the Island community which is located on the main stream Thames side of the island, enjoying magnificent views across to Garrick's Temple and the Hampton bank. The current timber construction is in need of refurbishment or redevelopment and offers someone the opportunity to build their dream home, subject to the usual planning consents.

Outside there is a large hardwood decking area which provides the perfect place to entertain or simply enjoy the river activity. There are steps leading down to a hard standing and private mooring measuring approx. 52ft. On the opposite bank there is secure private parking for island resident vehicles and mooring space for the necessary day boats (not supplied with this sale).

Garrick's Lawn is directly opposite the house which is an enclosed green space managed by the London Borough of Richmond and open between April and September. The garden was originally laid out with advice from the landscape designer Capability Brown. Working from contemporary paintings, drawings and nursery lists, the garden has now been returned to echo its 18th Century layout, complete with the serpentine path favoured by designers of the day.

Garricks Temple which can also be seen from the house and decking was built by the great 18th century actor-manager David Garrick in 1756 to celebrate the genius of William Shakespeare. He commissioned the sculptor Roubiliac to provide a life-size statue of his hero to be placed inside.

The restoration in 1999 reinstates the statue in replica and also houses a display illustrating Garrick's acting career and his private life in Hampton.

Hampton Court Station serving London is 1.3 miles away. There are an array of shops, boutiques, pubs and restaurants at Hampton Court Village, which is a similar distance away, along with Hampton Court Palace, Bushy Park and River Thames Towpath walks, making this a superb location for multiple needs and requirements.

**TENURE:** Freehold  
**EPC:** TBC  
**COUNCIL TAX:** Band D (£1,959)



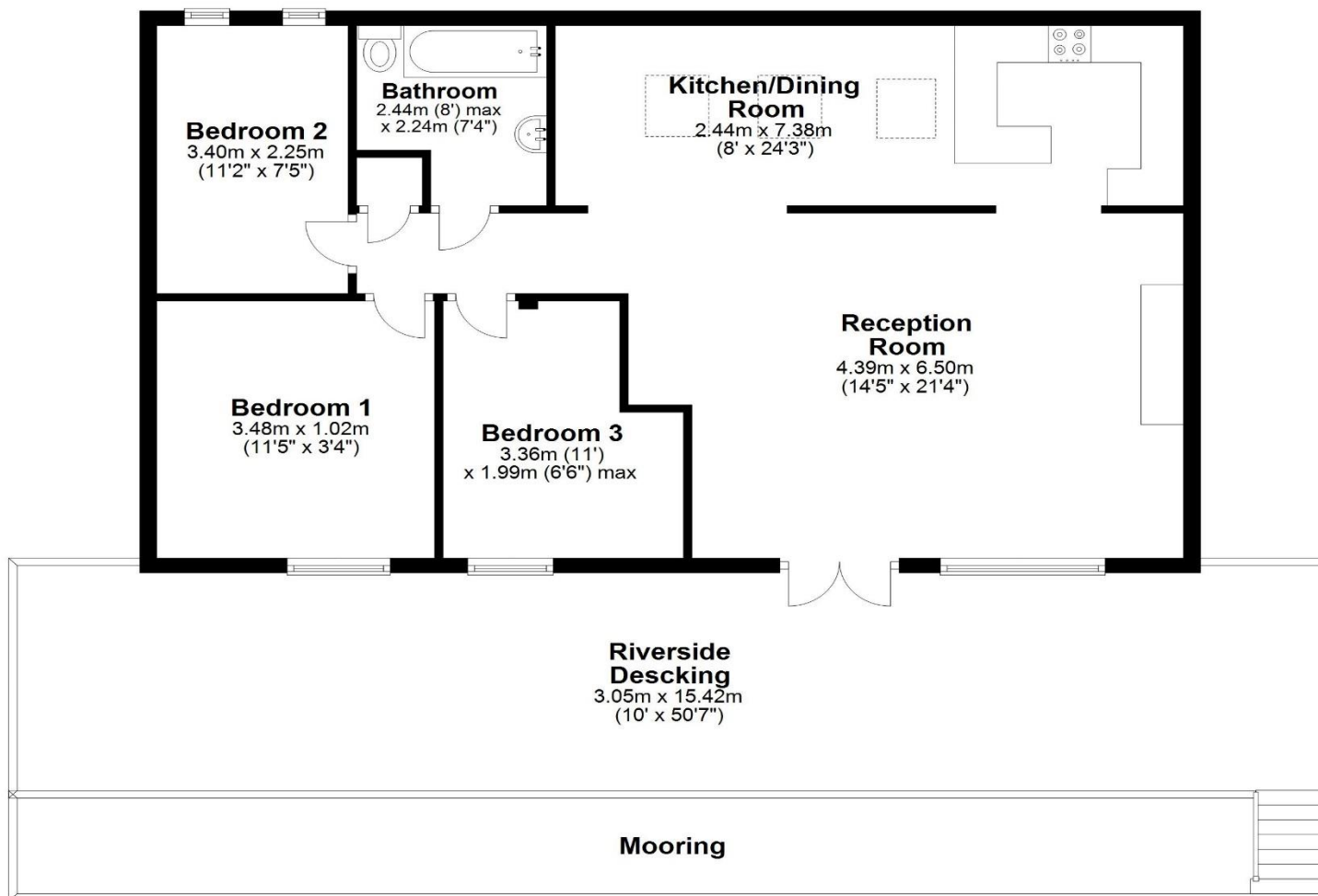






## Garrick's Att

Approx. 86.3 sq. metres (928.8 sq. feet)



Total area: approx. 86.3 sq. metres (928.8 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only.  
Plan produced using PlanUp.

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