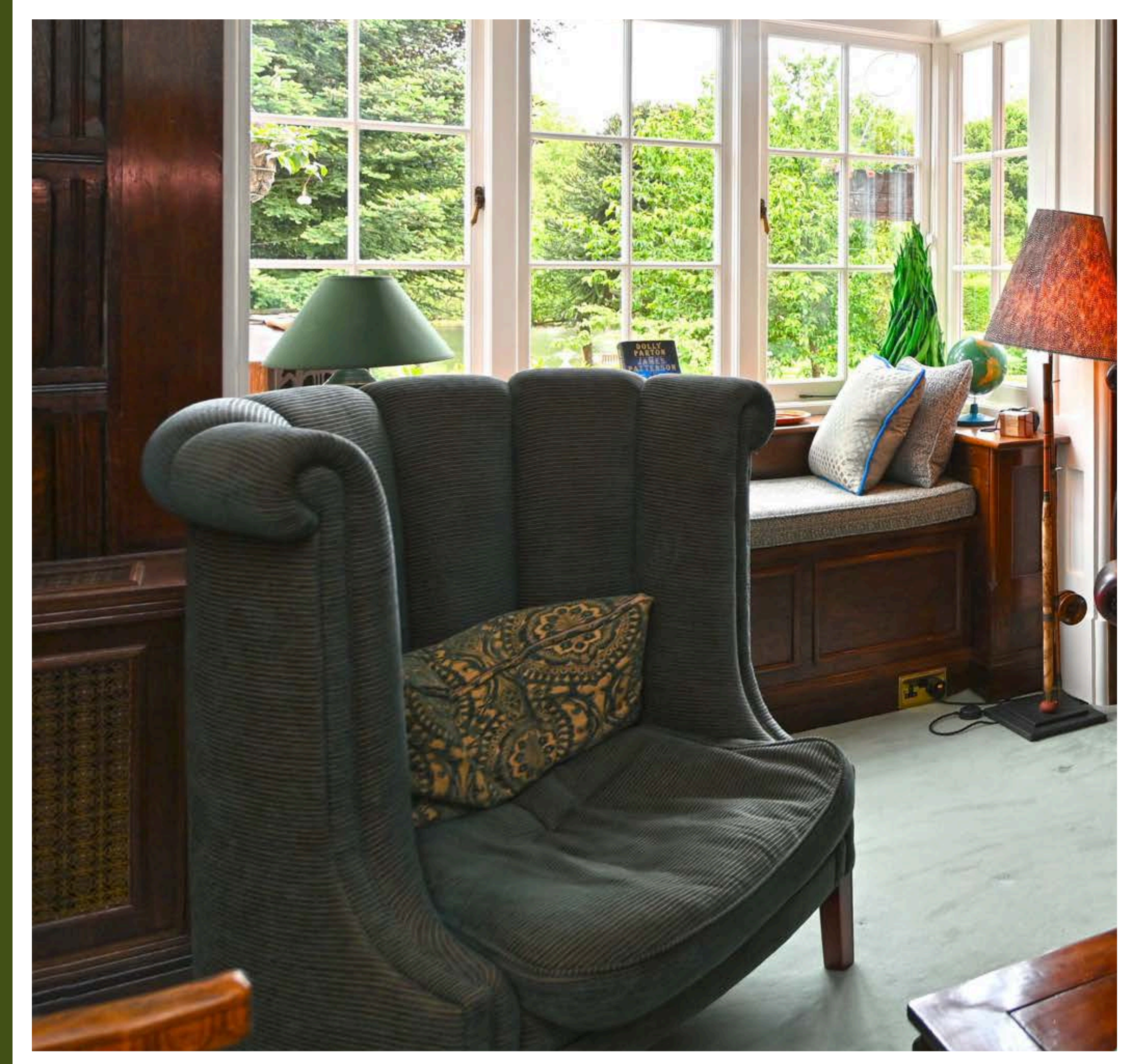
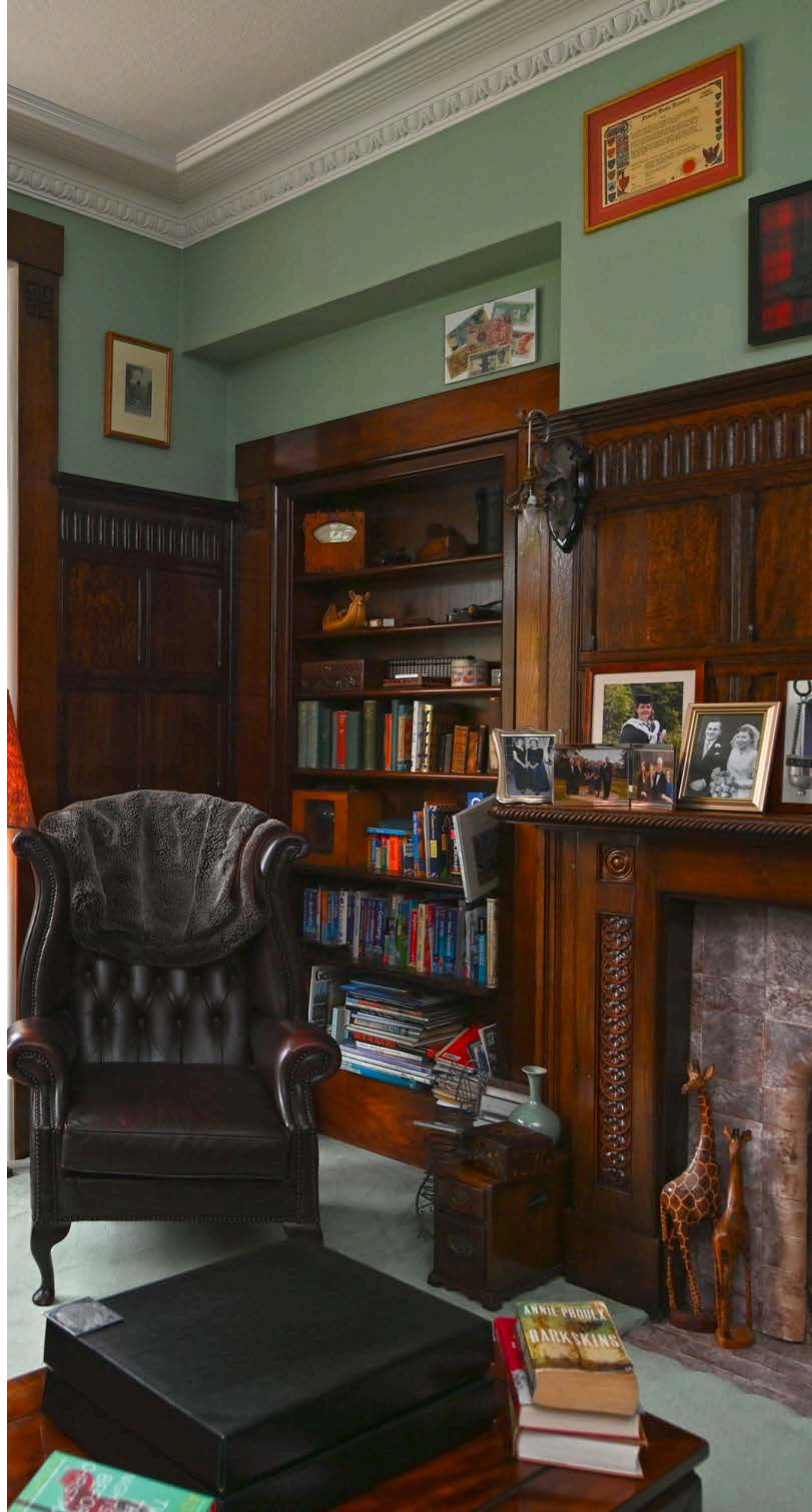




AN OASIS ON THE BANKS OF THE RIVER THAMES

Hampton Wick, London KT1

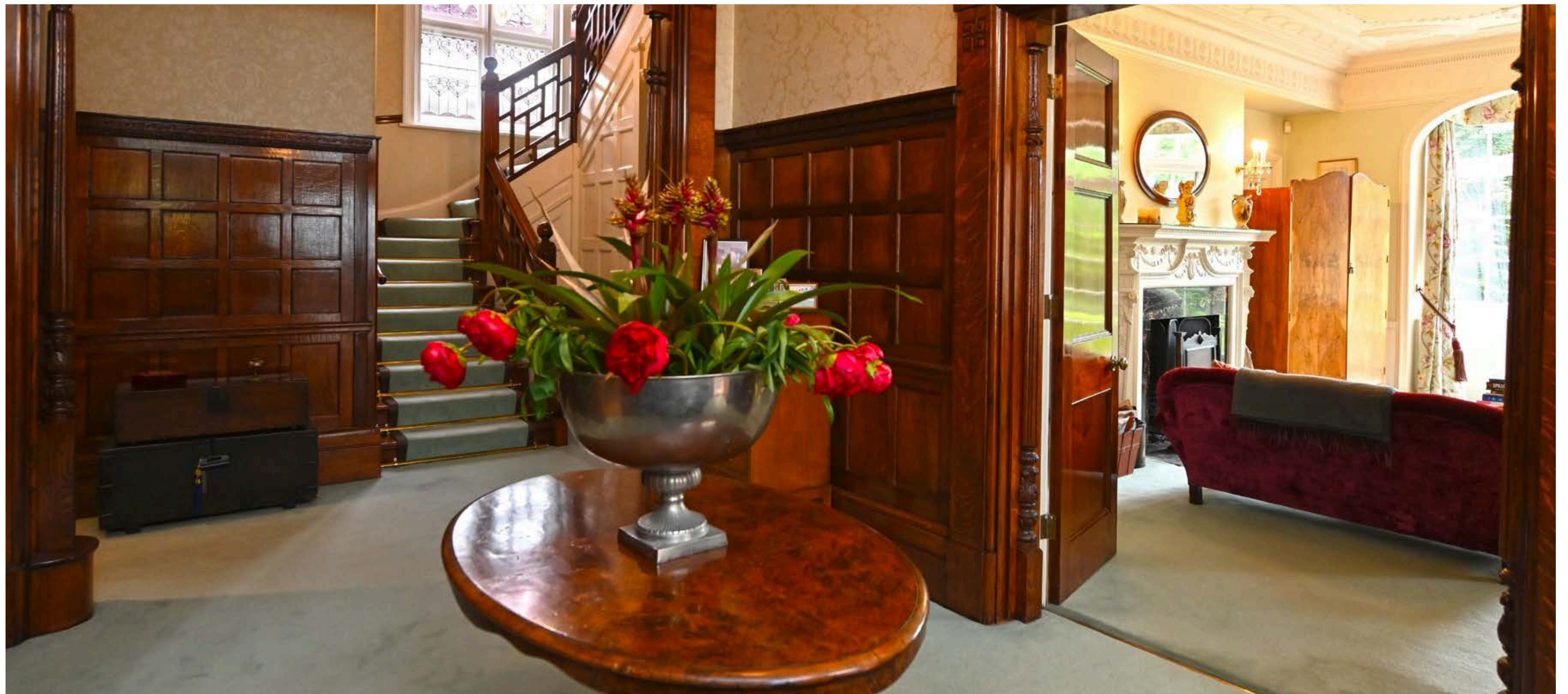




Lower Teddington Road, London KT1

This is a beautiful family home

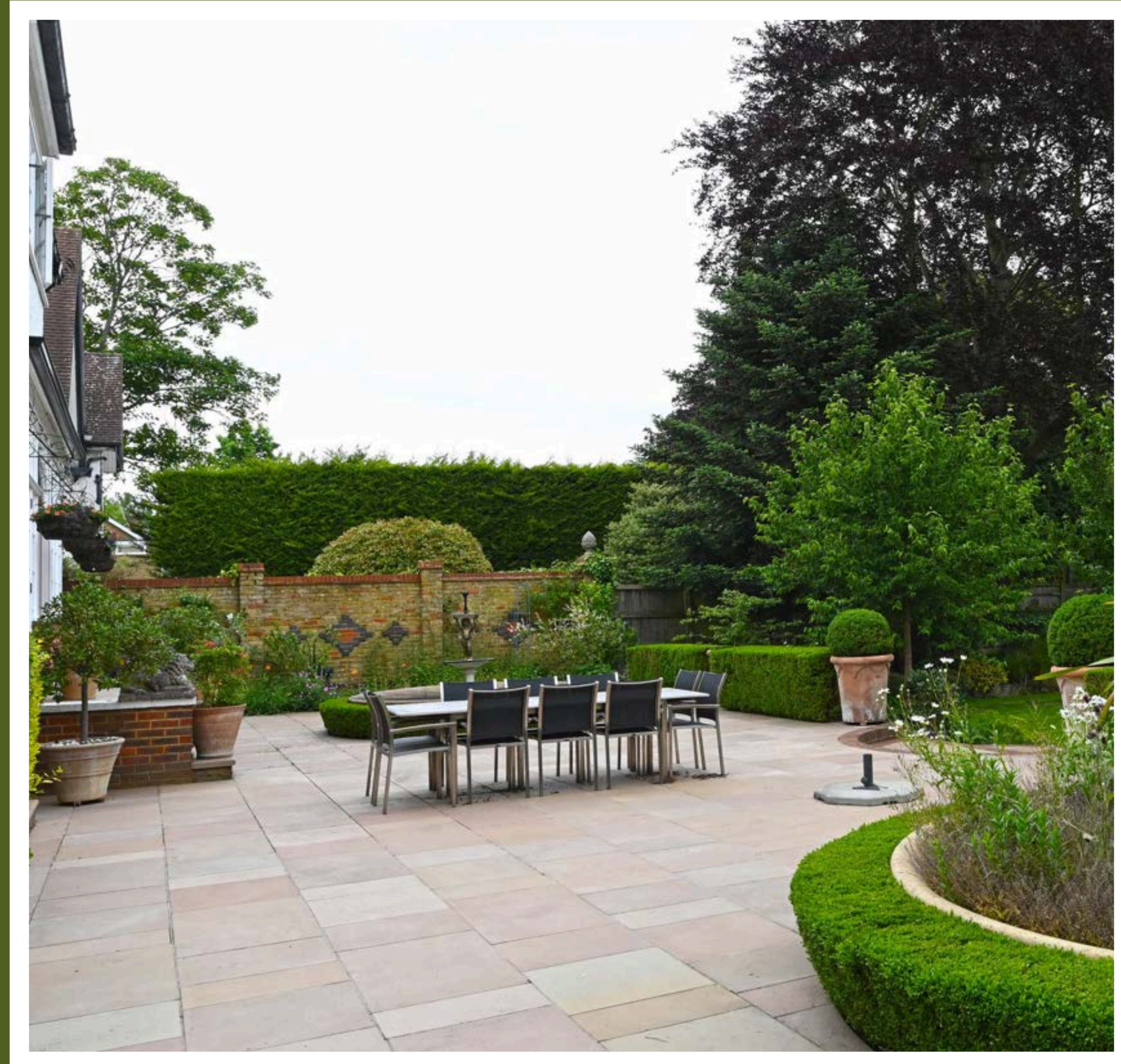
Edwardian splendour with a generous receiving hallway, wide staircase, and large entertaining rooms are just some of the classic features to this perfect family house.



Built in circa 1902, this Edwardian family house is set within approx. 0.88 acres of gardens, with the grounds leading down to the River Thames and its own moorings.

The main approach to the house is via a private carriage driveway sweeping around a central water fountain feature; there is plenty of space for numerous cars to park off-street. In addition, there is a further side entrance, also accessed from Lower Teddington Road, for further cars to be parked off-street, and includes a large single garage for the favoured sports car!





Lower Teddington Road, London KT1

Access to this stunning home, from the main driveway, can be found by either the entrances to the kitchen lobby, or main receiving hallway, opposite the conservatory. The accommodation is arranged over three floors, with the principal entraining rooms on the ground floor, and bedrooms on the first and second floors.



Lower Teddington Road, London KT1

When entering the front of the house, you are immediately greeted with a large Conservatory to the southwest, fully piped for heating during the winter months and opposite, the generous receiving hallway. The latter is oak panelled and is very much a focal point for the family house. From here, you can access the living room, dining room, and study. The principal staircase, to the northeast, has a striking full length stained-glass window. The living room has a classic 'Adam style' ceiling and fireplace, with French doors leading on to a large terrace, ideal for garden parties; and enjoying the river views. The formal study and dining rooms are also oak panelled, and the former enjoys a southerly outlook towards the grounds and river beyond. All the principal rooms have featured fireplaces.





The heart of the house, the bespoke, and large kitchen / breakfast room has all the various appliances, and storage space one would expect to find in a house of this size and quality. There is a secondary staircase for access to the first & second floors, originally used by staff, and a utility room, larder, cloakroom and office to the northeast of the hallway. Leading off from the Kitchen, there is a large games room, which currently houses a full-size snooker table, and could be perfect as a children's TV / playroom / "den". Access to the garage is from this room. For further storage, notably wine, there is a full head height cellar.



On the first floor there are three large bedrooms, including the principal main suite with en-suite bathroom and dressing room, as well as a family bathroom (and a separate WC). On the second floor there are three further bedrooms and two bathrooms, one of which is ensuite. There is also a plant room, with well laid out instruction panels for the connectivity of the house.





Lower Teddington Road, London KT1

Outside, the grounds offer a variety of escapes. Along with the very generous “alfresco” entertaining terrace, we have a mainly laid to lawn garden, centrally positioned, sweeping down to the river; to the west we have a kitchen garden, and at the southerly end there is a fantastic oak framed summerhouse, large enough for lazy evening dinner parties and drinks. There is a selection of mature trees, including a prominent Monkey Puzzle. The garden has a full irrigation system, delivering controlled water cycling directly to the plant roots, reducing water wastage through evaporation & inaccurate watering, which saves on time, and cost. A large, discreetly positioned workshop is positioned to the northwest boundary.





Lower Teddington Road, London KT1

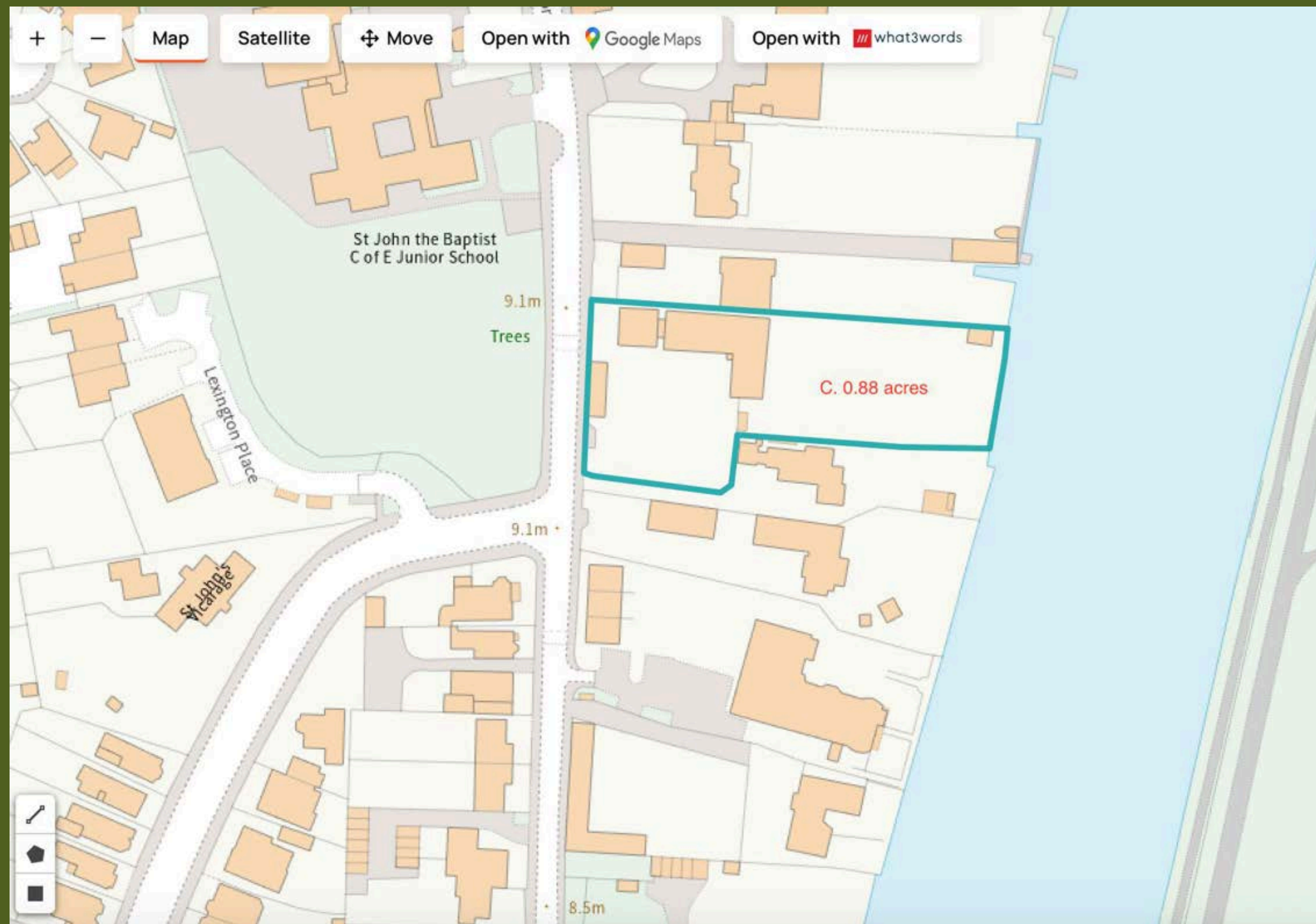
In summary, homes of this size, in the beautiful condition it is in, and the location, being so close to the river, the good schools, shops and cafes, are few and far between for the surrounding boroughs.

With families buying 'long-term' to raise and educate their children, you can wait 15-20 years for an opportunity like this to come around.





Lower Teddington Road, London KT1



Local schools, both private and state, enjoy an excellent reputation, as do the many and varied local sport clubs, including the acclaimed Lensbury Club.

The commuter is further served by the A308 (within approximately three quarters of a mile) which in turn adjoins the A3, thereby providing access into central London, and the City. The A316 is also within easy reach, and adjoins the M3 at Sunbury or Central London in the other direction, via the A4. The M3 in turn adjoins the M25 Motorway, connecting Gatwick and Heathrow international airports.

LOCATION AND LOCAL INFORMATION:

The property forms part of this prime conservation area within just a few hundred metres of Hampton Wick mainline station, providing a direct train service into London Waterloo. Hampton Wick also offers a quaint array of local shops whilst over Kingston Bridge (within approximately half a mile) the more extensive shopping amenities are available.









Warneford, Hampton Wick

Approximate Gross Internal Area = 588.5 sq m / 6335 sq ft
 Cellar = 19.7 sq m / 212 sq ft
 Outbuildings = 93.5 sq m / 1006 sq ft
 Total = 701.7 sq m / 7553 sq ft



Tenure: Freehold

Guide Price: £9,995,000

Local Authority: Richmond upon Thames

Council Tax Band: H

Services: Connected to mains

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

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