



Petersham Road,
Richmond



Beyond your expectations

A very rare Georgian gem in central Richmond with spectacular views and direct access to the river Thames.



Description

A beautifully presented and characterful Grade II listed Georgian home, built circa 1727, idyllically positioned adjacent to the River Thames. This delightful five-bedroom family house offers direct and uninterrupted views of the river from all of the principal rooms. Furthermore, there are a number of notable period features such as attractive fireplaces, generous sash hung windows and tall ceilings, all of which are further complimented by tasteful presentation, lovely room proportions and natural light.

The principal reception room is set on the raised ground floor and stretches the full depth of the house. It has stunning period features with floor-to-ceiling glass doors to the rear, perfectly framing the views of the river and is well configured for both family living and more formal entertaining.

On the lower ground floor is a charming kitchen, fully fitted and opening onto a handsome separate dining room.

At garden level is excellent additional and versatile accommodation which can be completely self-contained, as there is separate access to the road. Accommodation comprises bedroom, en-suite bathroom, with separate kitchen and a reception room/study, leading out to the private and south-west facing garden. The garden is a real feature of the property as it stretches right down to the towpath and has a gate at the end allowing access directly to the river.

On the first floor, the master bedroom offers stunning river views, a period fireplace and fitted wardrobes. There is one further bedroom on this floor and a large family bathroom.

The accommodation is completed by two further bedrooms on the second floor, and separate bathroom.

The house further benefits from off-street parking for two cars to the front, a rarity in such a prime Richmond location.

Situation

This exquisite house in central Richmond is enviably situated on the river side of Petersham Road and has direct views of the river Thames. At the bottom of the garden is a gate leading directly to the towpath, perfect for easy cycling, running and enjoying riverside pursuits.

Richmond town centre, with its sophisticated shopping facilities, restaurants and train station which offers a rapid service to London Waterloo as well as the District line tube and overland to Stratford, via north London, are all within a few hundred metres. As is delightful Richmond Park, with its 2500 acres of stunning deer inhabited parkland.

The A316 is within approximately half a mile and joins the M3 at Sunbury or leads to central London in the other direction, via the A4. The M3 in turn adjoins the M25, thereby providing excellent links to Gatwick and Heathrow international airports.

Local schools, both private and state, enjoy an excellent reputation.

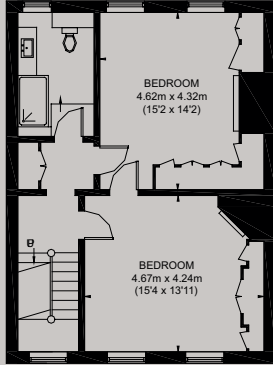
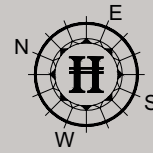




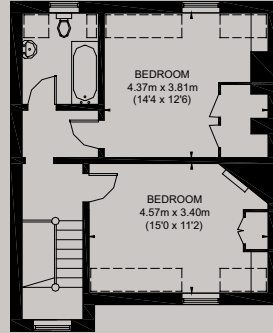


PETERSHAM ROAD

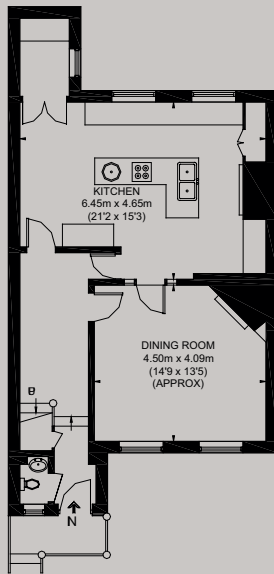
APPROXIMATE GROSS INTERNAL AREA
(EXCLUDING REDUCED HEADROOM)
LOWER GROUND FLOOR = 686 SQ. FT. (63.7 SQ. M.)
RAISED GROUND FLOOR = 623 SQ. FT. (57.9 SQ. M.)
GROUND FLOOR = 738 SQ. FT. (68.6 SQ. M.)
FIRST FLOOR = 618 SQ. FT. (57.4 SQ. M.)
SECOND FLOOR = 472 SQ. FT. (43.9 SQ. M.)
REDUCED HEADROOM
49 SQ. FT. (4.6 SQ. M.)
TOTAL = 3186 SQ. FT. (296.1 SQ. M.)



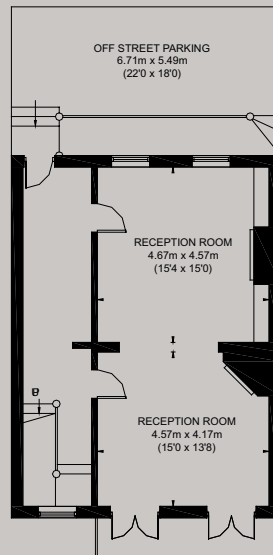
FIRST FLOOR



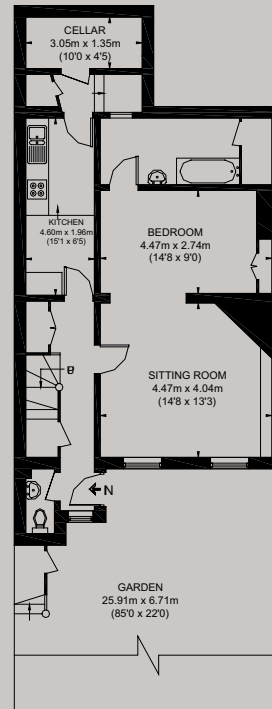
SECOND FLOOR



LOWER GROUND FLOOR



RAISED GROUND FLOOR



GARDEN FLOOR



= REDUCED HEADROOM BELOW 1.5M / 5'0"

HAMPTONS
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FOR CLARIFICATION, We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemized within these particulars.