

Lower Teddington Road, Hampton Wick, KT1

O.I.E.O £4,250,000 Freehold

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Description

The Grove is superbly located on the banks of the River Thames at Hampton Wick, nestled between the river and the abundant green spaces of Bushy Park and Home Park.

Currently arranged as a main house, 1 the Grove, and two independent flats with a total size of 4,470 sq. ft, The Grove offers the opportunity, subject to planning consent, to incorporate the flats back into the main house to create a substantial and impressive family home.

Grade II listed, The Grove has an elegant period façade and retains much of the original period detailing throughout with superb ceiling heights, fireplaces and exceptional character.

The ground floor of the main house has two well proportioned reception rooms, eat in kitchen, and study, all with direct river views. The main house is currently arranged as four bedrooms. The flats are set over a proportion of the first and second floors and currently configured as one bedroom and two bedroom flats.

Extensive and delightful grounds, garaging and private moorings.

In addition to the freehold, various leasehold titles for the main house and flats form part of the sale. Please note that Flat 2, an attached annex to the main house, not seen in these images, is not part of the sale.





Location

The Grove is positioned on the banks of the River Thames at Hampton Wick, between Hampton Court Palace and Teddington lock, Kingston Bridge is 0.4 miles away.

Hampton Wick Station is a short walk, 0.1 miles from the house, with direct access to London Waterloo in 37 minutes.

The Grove is nestled between the River Thames and Bushy Park, the second largest of London's eight Royal Parks after Richmond, with its mile long Chestnut Avenue created by Sir Christopher Wren and herds of fallow and red deer.

Hampton Wick is sought after by families, young professionals and downsizers for its strong sense of community, excellent schools and the many leisure opportunities offered by the river and abundance of green space. Kingston town centre is across the river, 0.5 miles, and offers a comprehensive range of restaurants, shops and recreational facilities.







The Grove

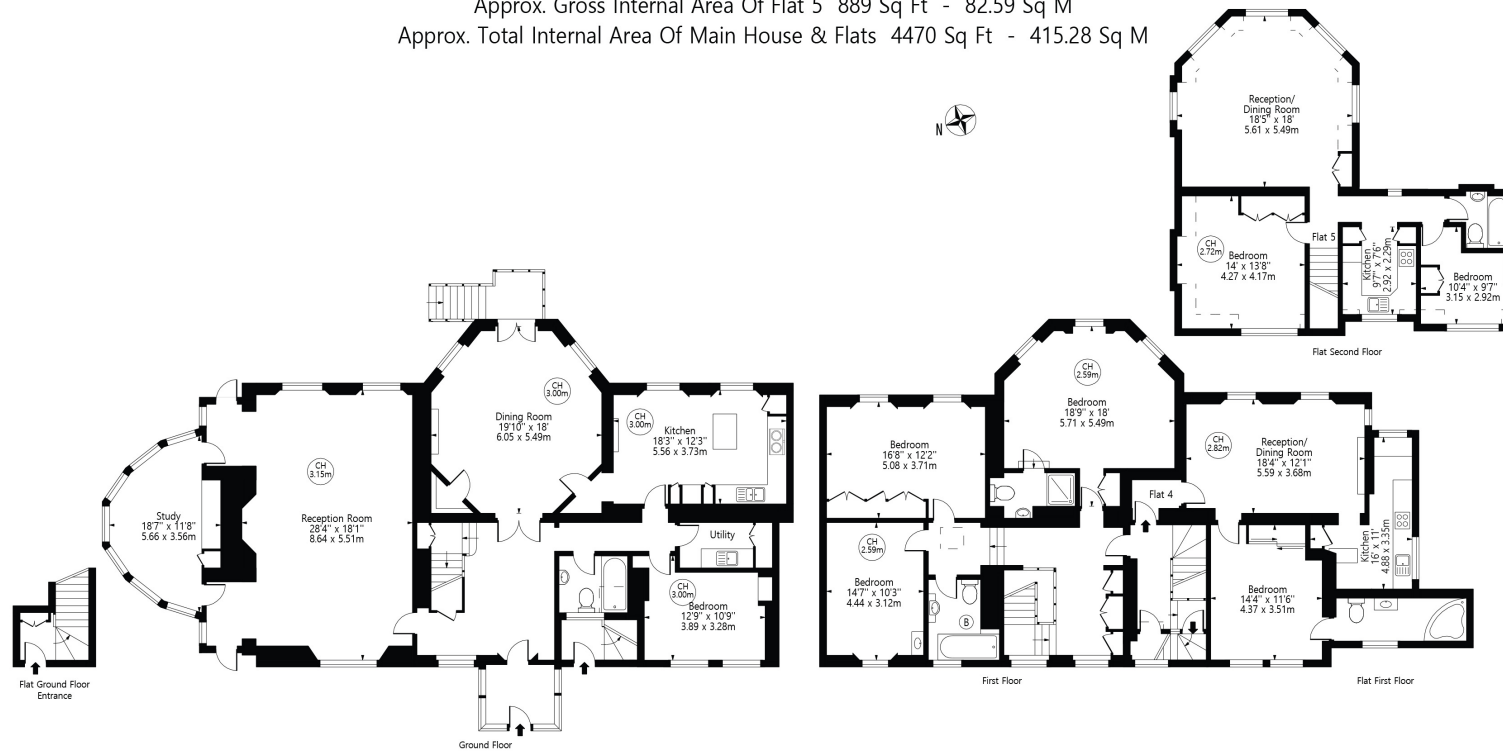
Approx. Gross Internal Area Of Main House, 1 The Grove 2896 Sq Ft - 269.05 Sq M
(Excluding Flats)

Approx. Gross Internal Area Of Flat 4 685 Sq Ft - 63.64 Sq M

Approx. Gross Internal Area Of Flat 5 889 Sq Ft - 82.59 Sq M

Approx. Total Internal Area Of Main House & Flats 4470 Sq Ft - 415.28 Sq M

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For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Approximate gross internal area:
4,470 sq ft
EPC rating: TBC | Ref: SLO250025

For further details contact

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