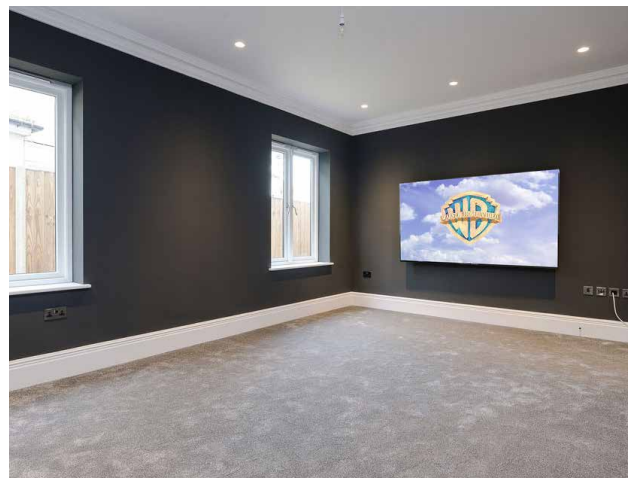




Orchard Rise, Richmond, TW10 5BX





An exceptional and substantial 8 bedroom detached residence of over 5,000 sqft providing spectacular living and entertaining space.

### Features

- Detached house of over 5,000 sqft
- 900 sqft kitchen/living/dining room
- 8 bedrooms Separate
- Gated parking
- Garage
- 17ft cinema room
- detached annex
- 0.25 acre plot

### Description

Having been recently re-modelled and vastly extended, this spectacular residence provides over 5,000 sq ft of exciting, laterally configured accommodation, designed and executed with the utmost attention to detail, delivering immense light and space throughout.

The accommodation comprises, to the ground floor; a striking central reception hall complete with bespoke feature walnut wine cellar/storage, 900 sqft kitchen/dining/living room with 3.3m ceiling height, reception room, cinema room, study, cloakroom/wc/shower room, utility room.

The first floor features a sumptuous principal suite with a dressing room and full bathroom to the front of the house with three further bedrooms served by three bathrooms (2 ensuite) and a laundry room.

The second floor offers four further bedrooms and two bathrooms, all with good head height.

Outside to the front of the property the resin driveway provides parking for two cars with an electric gate and charging point. There is also benefit of a large garage.

To the rear of the property, leading directly from the kitchen is a large terrace with steps down to the garden which is mainly laid to lawn. To the far end of the garden is a self-contained studio building which offers scope for further accommodation/gym/office with a shower room and plumbing for a small kitchen.

### Location

Situated on the Parkside of the Sheen/Richmond borders, Orchard Rise is approximately half a mile from the East Sheen town centre with its wide range of shops, restaurants and of course Waitrose. The excellent shopping, recreational and transport facilities offered by the historic town of Richmond are approximately 0.75 miles away.

There are many excellent schools in the general vicinity including The Old Vicarage, St Paul's, Tower House, Ibstock Place School, The German and Swedish Schools.

The area also boasts numerous leisure and sporting facilities including Ham Polo Club, The Roehampton Club, Sheen Tennis and Squash Club (approx. 640 metres from the property) and a host of golf courses, including The Royal Mid Surrey Golf Club and Richmond Golf Club, as well as the 2,300 acres of Richmond Park.

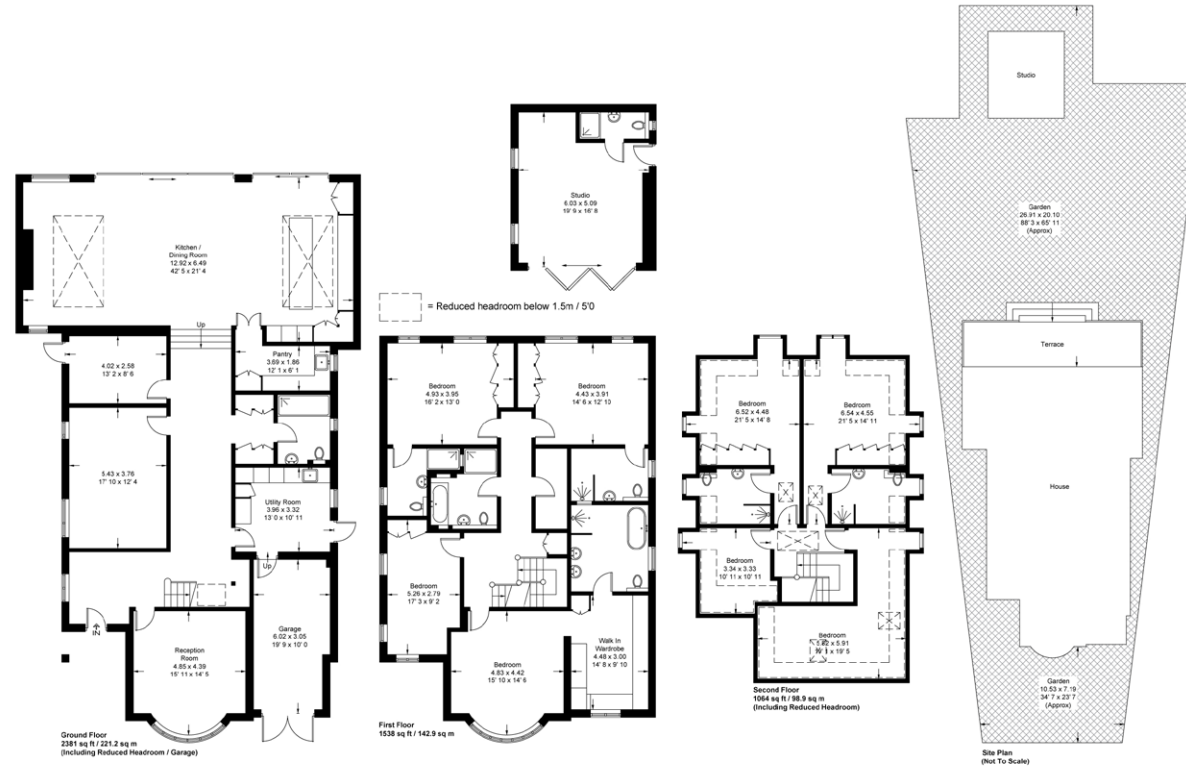






# Orchard Rise

Approximate Gross Internal Area = 4767 sq ft / 442.9 sq m  
 (Excluding Reduced Headroom / Including Garage)  
 Reduced Headroom = 216 sq ft / 20.1 sq m  
 Studio = 323 sq ft / 30 sq m  
 Total = 5306 sq ft / 493 sq m



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			
102 (plus)	A		
81-91	B	81	83
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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