

# SOUTH END HOUSE

MONTPELIER ROW | TWICKENHAM | TW1



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AN UTTERLY EXQUISITE EARLY GEORGIAN GRADE II\* LISTED LANDMARK HOME  
OCCUPYING AN INCREDIBLE SETTING OVERLOOKING MARBLE HILL PARK



# DESCRIPTION AND HISTORY

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This exquisite and important early Georgian family home was built circa 1721 by Captain John Gray, who was responsible for the construction of the whole of Montpelier Row and we believe resided at South End House. The house is located at the far end of Montpelier Row, one of the finest examples of Georgian streets in Greater London. It is a landmark property and an architectural masterpiece of the utmost period integrity. Discretely set behind wrought iron gates and brick pillars the house has a striking facade, featuring beautifully regimented fenestration with distinctive soldier coursing and an enchanting plastered entrance.

The house has uninterrupted and spectacular views of picturesque Marble Hill Park, and glimpses of the River Thames beyond. The open aspects and noticeably generous windows allow an excellent flow of natural light and the accommodation is practically yet flexibly configured over four floors, providing superbly for both formal entertaining and everyday family life.

Whilst the house has been lovingly nurtured by our clients over several decades it could certainly benefit from updating and therefore offers an incredible opportunity for the next owners to create a home to their exact specification and style. There is also a further opportunity to develop the garage and gazebo to provide staff/ancillary accommodation and relocate the garage block (lapsed planning approval details for which are available upon request).

As grand as it is the house maintains a homely and magical atmosphere and further features of particular note include an exceptional galleried reception hall (with a beautiful painted mural and a fine detailed mahogany staircase), gorgeous fireplaces, original box window shutters, elegant panelled rooms and tall corniced ceilings.





The house is currently arranged to provide seven bedrooms, including a wonderful principal suite with a private lounge. On the ground floor, in addition to the drawing room, there is a stunning Gothic sitting room (that is part of a later addition), as well as a formal dining room, study, breakfast room and a family kitchen. The lower ground floor is predominantly recreational with a large games room, a bar, an office and two further entertaining rooms.

The house is set within stunning walled gardens that are well established and provide excellent privacy. In addition to the garage there is further gated parking for numerous cars.

South End House was once home to the legendary poet, Walter de la Mare. De la Mare resigned from the Anglo-American Oil company in 1908 to become a full time writer and a major influence on twentieth century children's literature. He became a tenant of the Sedgwick's at South End House in 1940, until his death in 1956. During World War II he was officially reprimanded for failing to observe the blackout. On one occasion the police even rowed across the river to complain that his upper windows were beaconing to the far bank. He liked to watch the river and people passing in the park. He received friends here such as Joyce Grenfell, Leonard Clark, Richard Church and many another, with whom he partook liberally of tea and conversation. Sadly he was often confined indoors through illness during his final two years but positioned a mirror opposite his bed, so that he could still enjoy the fine view of Marble Hill Park.





## LOCATION AND LOCAL INFORMATION

The house occupies an enviable position overlooking the stunning open acres of Marble Hill Park, that in turn adjoins a particularly scenic stretch of the River Thames - providing a wonderful retreat from the hustle and bustle of daily life. With this semi rural backdrop it is difficult to believe that you are within approximately 10 miles of Hyde Park Corner and just a pleasant riverside stroll (of under a mile) away from Richmond town, with its sophisticated yet charming selection of shops, boutiques and restaurants.

Richmond train station (within about one mile) provides a rapid and direct service into London Waterloo, as well as the District line tube and overland to Stratford, via North London. Whilst even closer at hand the delightful village of St Margarets also has a train station with a direct overland service to London Waterloo.

The A316 is within approximately half a mile and adjoins the M3 at Sunbury, providing easy access to the south west or central London in the other direction. The M3 in turn adjoins the M25 orbital motorway and thereby offers convenient access to Gatwick and Heathrow international airports.

Local schools enjoy an enviable reputation and are considered amongst the best in the country.

Tenure ; Freehold

Price Guide; Upon Application

Viewing ; by appointment with the vendors joint sole agents.



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# FLOORPLANS

## South End House

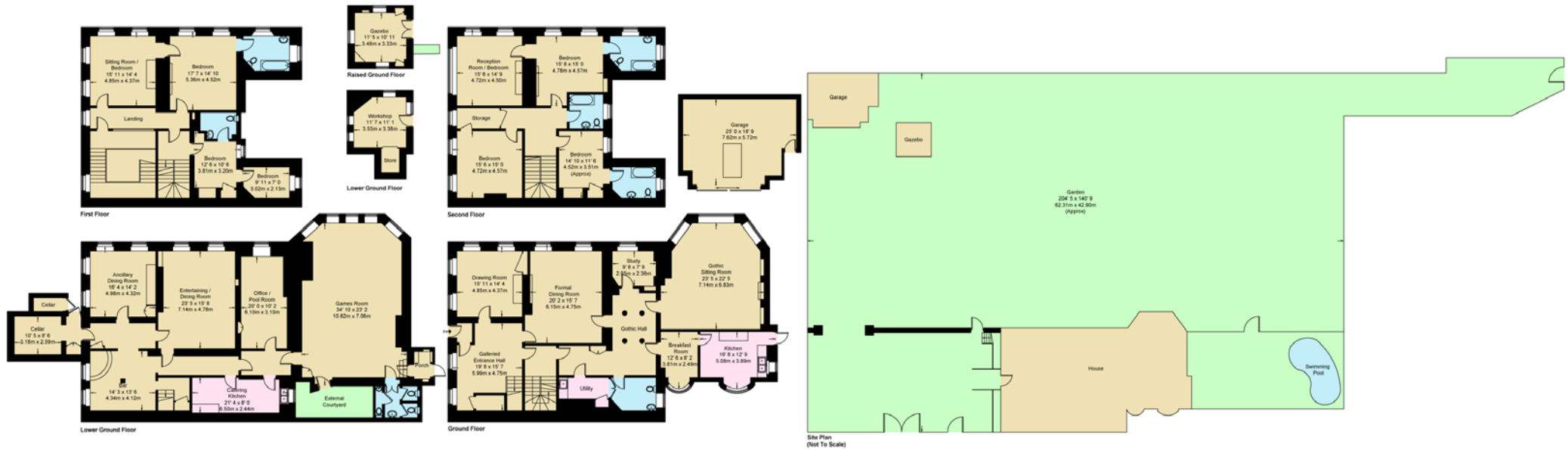
Approximate Gross Internal Area = 7838 sq ft / 728.2 sq m

(Excluding Swimming Pool)

Cellar = 21 sq ft / 2 sq m

Garage = 440 sq ft / 40.9 sq m

Total = 8299 sq ft / 771.1 sq m



Not to scale, for guidance only and must not be relied upon as a statement of fact  
 All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice

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