



St. Georges Road,  
Twickenham  
TW1













An exceptional family house with direct access into St Margaret's trust grounds.



Guide price: available on request

Tenure: Freehold

Local authority: London Borough of Richmond upon Thames



Bathurst Lodge is an exquisite late 1800's fully refurbished detached property which measures close to 5,500 sq ft and is arranged over four floors. The main house has been fully extended and refurbished in recent years to offer substantial reception areas and large well proportioned bedrooms. In addition to the main house there are two modern additions, that extend off the rear of the house, one housing a leisure area with swimming pool, Jacuzzi and steam room, and the other side offering a luxurious garden studio/office.

On arriving at the property you are instantly impressed with the period look and charm of this Victorian house. The frontage is beautifully landscaped and offers an array of mature trees and plants, offering screening and privacy from the road, as well as a significant amount of off street parking on the gated front driveway.





On entering the property there is a magnificent open plan space, incorporating a number of reception areas which provide the perfect space to entertain friends and family. The impressive ceiling heights and volume within these areas as well as the views towards the gardens and trust grounds beyond, set the tone when viewing this spectacular property. The bespoke kitchen is a real feature of this area, with Gaggenau fitted appliances, breakfast bar, and doors leading out to a secluded patio with BBQ area which provides an additional reception space in the warmer spring/summer months.

The first floor of the house has a delightful principal suite with attractive 'green' views of the garden and the communal grounds beyond. Two further bedrooms suites follow to complete the accommodation on the first floor. There is a further bedroom suite on the second floor landing, providing an excellent room for visiting guests or children.



*St. Georges road is positioned within close proximity of Richmond town centre (0.7 mile) and many of the area's superb attractions such as the River Thames (0.2 mile), Richmond Green (0.6 mile) and Richmond Park (1.4 mile).*













The lower ground floor provides a further bedroom suite with fitted wardrobes, en suite bathroom and an outdoor terrace. There is a large fully equipped gym, which may also provide a cinema room and an additional bedroom with an en suite bathroom if the new owner wanted to reinstate what was there previously.

The outdoor gardens, that run right the way around this stunning property, have been incredibly well maintained and cared for. There is a beautiful mix of mature trees, exotic plants, shrubs and flowers.

The Pleasure Gardens form the St Margaret's trust grounds and are made up of three grounds (The River Grounds, The Lake Grounds and the Avenue Grounds) that total around 12 acres, for the exclusive use of its residents. All three grounds feature a seasonal tennis court and there is a fabulous social side to them with annual events such as a children's sports day, a sixties night, a bonfire night, carol singing, a barn dance and a jazz picnic.



*Local transport links include numerous bus routes to surrounding areas, plus frequent trains to central London via South West Trains from St. Margarets and Richmond stations and London Underground's District Line (West End 38 minutes) from Richmond Station. The property is well placed for access to the A316/M3, M4 and M25 motorways. Schools in the area include Orleans Park School (1 mile), King's House School (2.3 miles) and The Vineyard School (2.5 miles).*





The outdoor gardens run around this stunning property.





Approximate Gross Internal Area = 4870 sq ft / 452.4 sq m  
(Excluding Reduced Headroom / Eaves / Including Pool)  
Reduced Headroom / Eaves = 206 sq ft / 19.2 sq m  
Storage = 22 sq ft / 2.1 sq m  
Garage = 275 sq ft / 25.6 sq m  
Total = 5373 sq ft / 499.3 sq m

