



Church Road, Richmond **TW10**

---



# Church Road, Richmond **TW10**

An incredible opportunity to purchase a former Coach House moments from Ham Common, Richmond Park and the River Thames.

This former detached Coach House has been refurbished and renovated to the highest standard. The house benefits from light, lateral living in an extremely quiet location, whilst being only two miles from Richmond Town Centre. The house is arranged over three principal floors and offers five bedrooms, spacious reception areas on the ground floor and a south west-facing garden. On arriving at the formal Coach House, there are electric iron railing gates leading onto the driveway providing off street parking for several cars.



**Guide price:** £3,999,950

**Tenure:** Freehold

**Local authority:** London Borough of Richmond Upon Thames

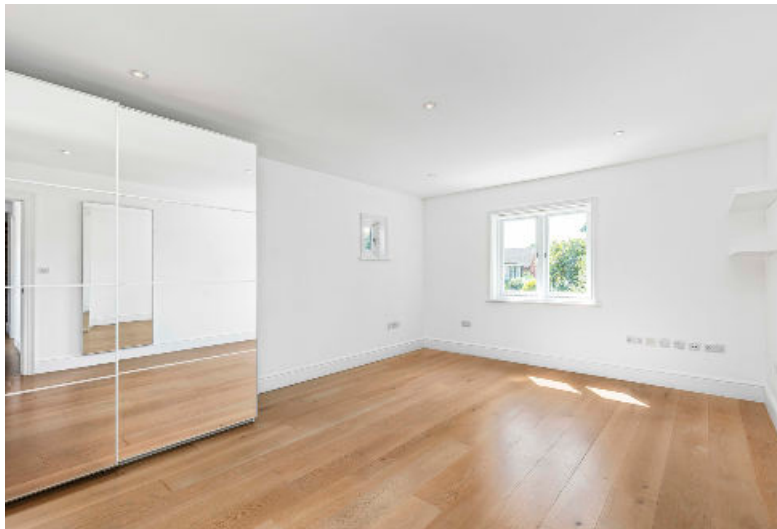
**Council tax band:** G





## Description

The ground floor accommodation in brief is as follows; to the right of the entrance is the striking open plan kitchen/dining room with a separate larder cupboard, part-vaulted ceiling and exposed beams giving the space a huge amount of volume perfect for family living and entertaining. Also, there are double doors leading out to the front garden making it a perfect spot to enjoy the morning sun. To the rear of the ground floor, there is a wonderfully large reception room with glass doors dealing into the south west-facing, terrace garden and well-maintained lawn with an array of mature trees, shrubs and plants. At the end of the garden there is a studio which was can used as either a gym, cinema or storage space. To complete this floor, there is a spacious bedroom with en suite bathroom which also has access to the garden, study, utility/boot room and cloakroom. The first floor includes a principal bedroom with a dressing room area and an en suite bathroom with 'his and hers' sinks and a beautiful freestanding bath. To complete this floor, there are two further double bedrooms and a family shower room. The top floor includes the fifth bedroom with a separate WC.



## Location

The Coach House is situated only moments from Richmond Park, London's largest Royal Park of approximately 2,500 acres. Richmond Golf Club is also close to hand as is the open space of Ham Common.

Richmond is also within easy reach offering fantastic facilities including bars, restaurants and shops as well as excellent transport links in to central London (both overland and District line underground). Heathrow is approximately 10 miles away.

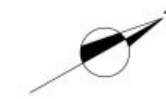
\*All distances are approximate.



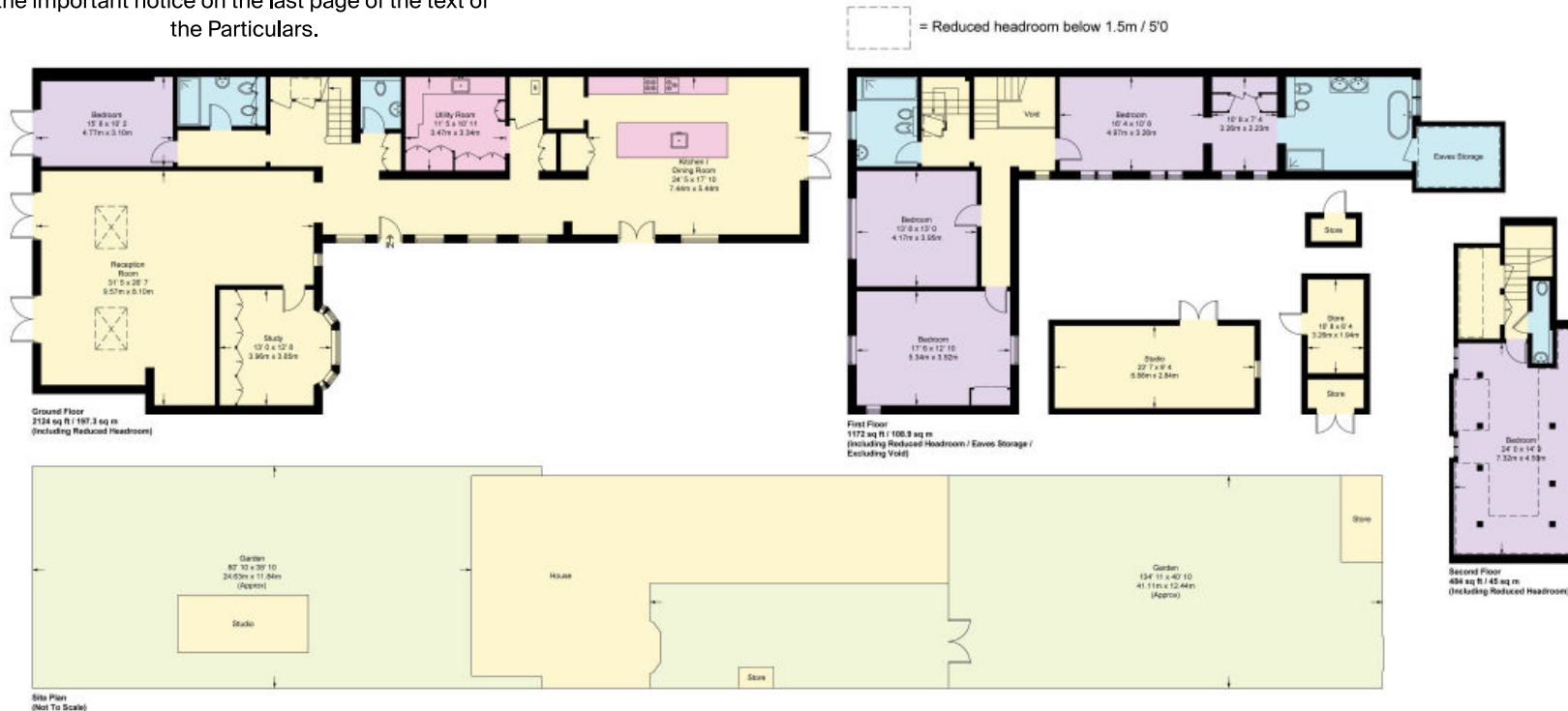
There are numerous schools close by in both Richmond and Kingston as well as The German School in Petersham (1.3 miles) next to Ham Polo Club (1.3 miles) and The Russell School.

# The Coach House

Approximate Gross Internal Area = 4094 sq ft / 380.4 sq m  
(Including Reduced Headroom / Eaves Storage / Store / Studio / Excluding Void)



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



**Knight Frank**  
Richmond  
23 Hill Street,  
London  
TW9 1SX  
[knightfrank.co.uk](http://knightfrank.co.uk)

We would be delighted to tell you more  
**James Williams**  
020 8939 2808  
[james.williams@knightfrank.com](mailto:james.williams@knightfrank.com)



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated August 2023. Photographs and videos dated August 2023.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.