

Grove House

HIGH STREET, HAMPTON, RICHMOND





A magnificent Grade II* listed detached family home laterally configured over three floors with 7,000 sq ft of expansive living accommodation.

On arriving at the property, you are instantly struck by the period façade, featuring beautifully regimented fenestration and a distinctive entrance porch featuring two stone eagles.

Once inside this fine house, a sense of integrity can be observed in its internal features such as panelled walls, functioning box window shutters, and multiple fireplaces. These features are enhanced by the abundant natural light and volume, magnificent room proportions and generous ceiling heights, all of which contribute to the property's grandeur.





The property has several remarkable rooms, such as: two elegant drawing rooms with full height French doors all opening on to the rear garden; a charming bespoke kitchen; an impressive cinema room; and a magnificent reception hallway featuring a turning oak staircase. The most noteworthy of them all is the exquisitely decorated music room/folly, which was designed in the style of The Alhambra Palace, in Granada, and was added to the property in the late 19th century.

Location

Grove House is situated only moments from the Royal Park of Bushy with circa 1,100 acres. The property is equally close to a charming part of The River Thames and not far from the historic Hampton Court Palace and its wonderful grounds.

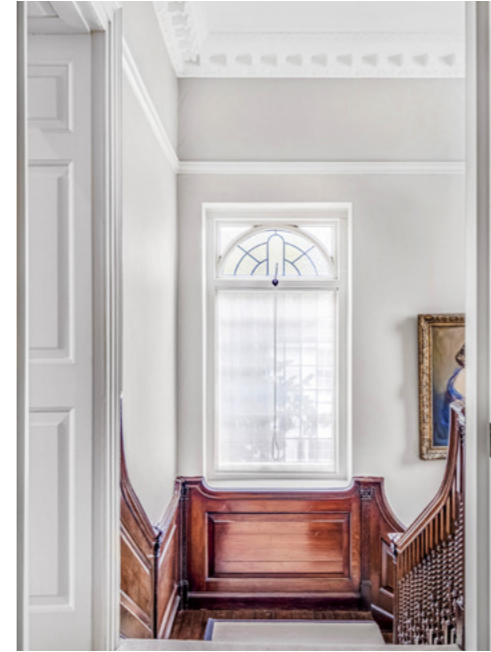
Hampton town centre is close by and offers a selections of cafés, bars and convenience shops. There is also a reliable overground rail service which reaches London Waterloo in approximately 45 minutes.

As well as the many wonderful wide open spaces to enjoy, there is also a number of outstanding schools, such as Lady Eleanor Holles, Hampton School and Hampton Court House School – to name a few examples.











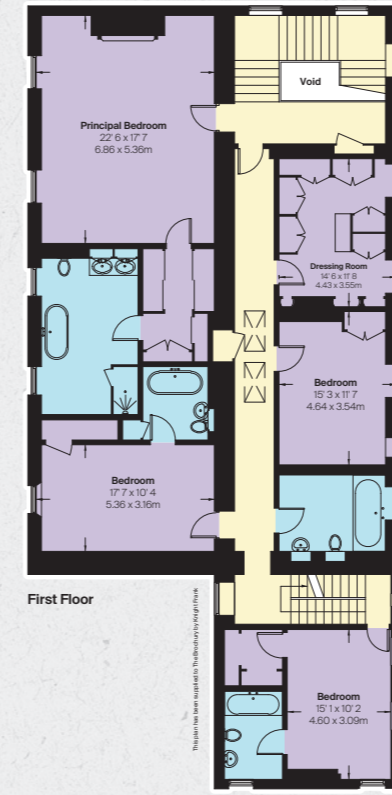
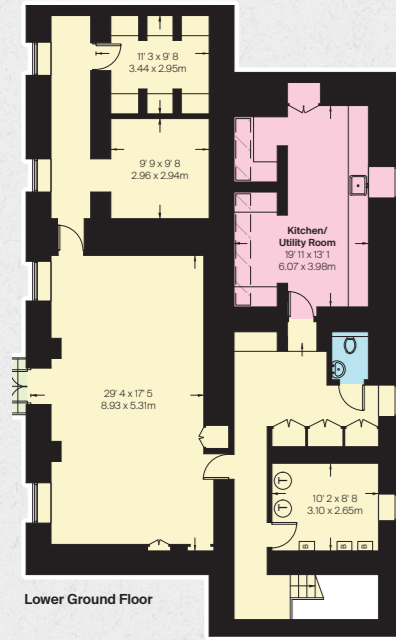
Occupying a generous plot, the house has a deep walled front garden creating ample distance from the road, and offering extensive gated parking in addition to the detached double garage. Whilst to the rear of the property, there is a beautifully landscaped garden that is mainly laid to lawn and has a number of mature trees, shrubs and plants.

Tenure	Guide Price
Freehold	£5,650,000

Local Authority
London Borough of Richmond Upon Thames

Council Tax	EPC
Band H	Rating D





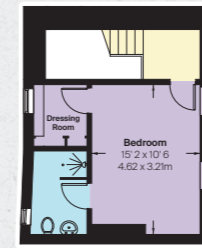
Approximate Gross Internal Area
6,874 sq ft / 638.6 sq m
excluding reduced headroom,
eaves storage and void

**Reduced Headroom /
Eaves Storage**
35 sq ft / 3.3 sq m

Garage
451 sq ft / 41.9 sq m

Total
7,360 sq ft / 683.8 sq m

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.





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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.

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Particulars dated April 2023. Photographs and videos dated April 2023.

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