

THE OLD GARDEN



Architecture aims at eternity

– Sir Christopher Wren



THE OLD GARDEN

A magnificent new English country house built in a classical style,
set within a private riverside haven with breathtaking gardens,
- in excess of 3 acres.





The Old Garden

Classical residential architecture

Architecture more than any other art form is dependent on the opportunities an architect is given. The Old Garden is one such case, as it is rare to find such a beautiful site on the banks of the Thames so close to London. The situation reminds me of my architectural hero, Palladio, who designed many beautiful villas along the banks of the Brenta in Italy. Historically, West London has always been the place for grand villas and many classical houses were built in the area during the 18th and 19th centuries. These distinguished neighbours were always in my mind, from the time I started drawing out the first scheme to completing the details.

I also have personal affection for the area as I designed Richmond Riverside only half a mile away on the other side of the Thames, which was the first major commission of my career. However, this project differs from all of my other work, because I could pursue my interpretation of classicism with the purity and rigour that this circumstance allowed.

I always think that the highest praise an architect can receive is to be told that the finished work looks as if it has always been there. With such buildings as Marble Hill, Petersham Lodge and Asgil House nearby, I hope this will be the reaction of those who see and visit the completed building.

A handwritten signature in black ink, reading 'Quinlan Terry'.

Quinlan Terry





Unparalleled excellence

Situated on the eastern point of a long, lazy loop of the River Thames between Richmond Bridge and Eel Pie Island, The Old Garden residence has been designed in the Palladian style by the esteemed and renowned architect Quinlan Terry.

Surrounded by idyllic gardens and in one of the most sought after riverside locations in London,

- Magnificent double-height reception hall
- Dining room
- Drawing room
- Kitchen with pantry and servery
- Family room
- Master bedroom with his-and-her bathrooms and dressing rooms
- Master study
- Seven guest bedrooms with en-suite bathrooms
- Gymnasium
- Steam room
- Treatment room
- Indoor 12.5m swimming pool
- Snooker room
- Media room
- Wine store

this exceptional residence occupies the footprint of the previous building but has been substantially redesigned to create a magnificent private family home, which benefits from developments in technology, sustainability and construction, yet embraces and incorporates traditional construction methods and natural materials.

- Laundry room
- Storage room
- Staff bedroom
- Staff kitchen
- Staff store room
- Garage with potential for six vehicles
- Parking for up to 20 vehicles within the front courtyard
- Ornamental pond
- Outdoor 12m swimming pool
- Tennis court
- Potential helicopter landing within the gardens (subject to planning and permissions)
- Potential campshed moorings (subject to license and permissions)



The origins of The Old Garden

The Old Garden is located in an area that was settled as far back as 704AD and was originally part of the prestigious Twickenham estate, Cambridge Park. A Jacobean brick mansion, built in 1610, originally occupied the site and may have incorporated an even earlier building dating back to the 16th century.

Sir Humphrey Lynd was the first known owner and resident, who came to live at the house in about 1616. A key figure in the publication of the King James' translation of the Bible, he was knighted by James I in 1613. Other notable owners included Sir Joseph Ashe, a royalist merchant and Whig MP who acquired the property from Sir Thomas Lawley in 1657. Much later in 1751, Richard Owen Cambridge undertook a considerable amount of work on the property, passing it on to his son, later the Archdeacon of Middlesex.

A second property, Meadowbank, was subsequently built in the grounds in 1824 and while the original

mansion was demolished in 1930, Meadowbank House was extended in 1926, rebuilt in 1960 and it is this house that has since been replaced by The Old Garden.

On the other side of the Thames, the slopes that lead down to the river were once part of a large private estate owned by the 4th Earl of Cardigan, which was subsequently inherited in 1790 by his daughter, Elizabeth, Duchess of Buccleuch. It was here in 1842 that the 5th Duke of Buccleuch entertained Queen Victoria and Prince Albert, when the Buccleuch pleasure gardens extended right across the river and may have included the Old Garden. Buccleuch House was finally demolished in 1938 and a promenade on the site opened to the public in the same year.

The picturesque view from Richmond Hill, which has long been the inspiration for writers and artists, includes The Old Garden and is now preserved under the 1902 Richmond, Petersham and Ham Open Spaces Act.



The River Thames towards Richmond Bridge 1899



Richmond Bridge 1947



Richmond Park 1955





The epitome of fashionable Thames-side living

Famous for its parks, palaces and river walks, Richmond is one of London's most sought-after and attractive residential areas, with an exclusivity that has been retained since Henry VII first made it his home in 1501. Riverside properties of such size and quality as The Old Garden are exceptionally rare.

Richmond boasts a plethora of sophisticated shops, bars and restaurants, so frequented by celebrity it is the norm. A few minutes' people-watching in the delightful setting of Richmond Green, once the site of Tudor tournaments, but now often used for impromptu cricket matches, speaks volumes about the town's unique atmosphere, while a leisurely stroll to the top of Richmond Hill will reveal one of London's best known views over the river Thames towards Ham and the Old Garden.

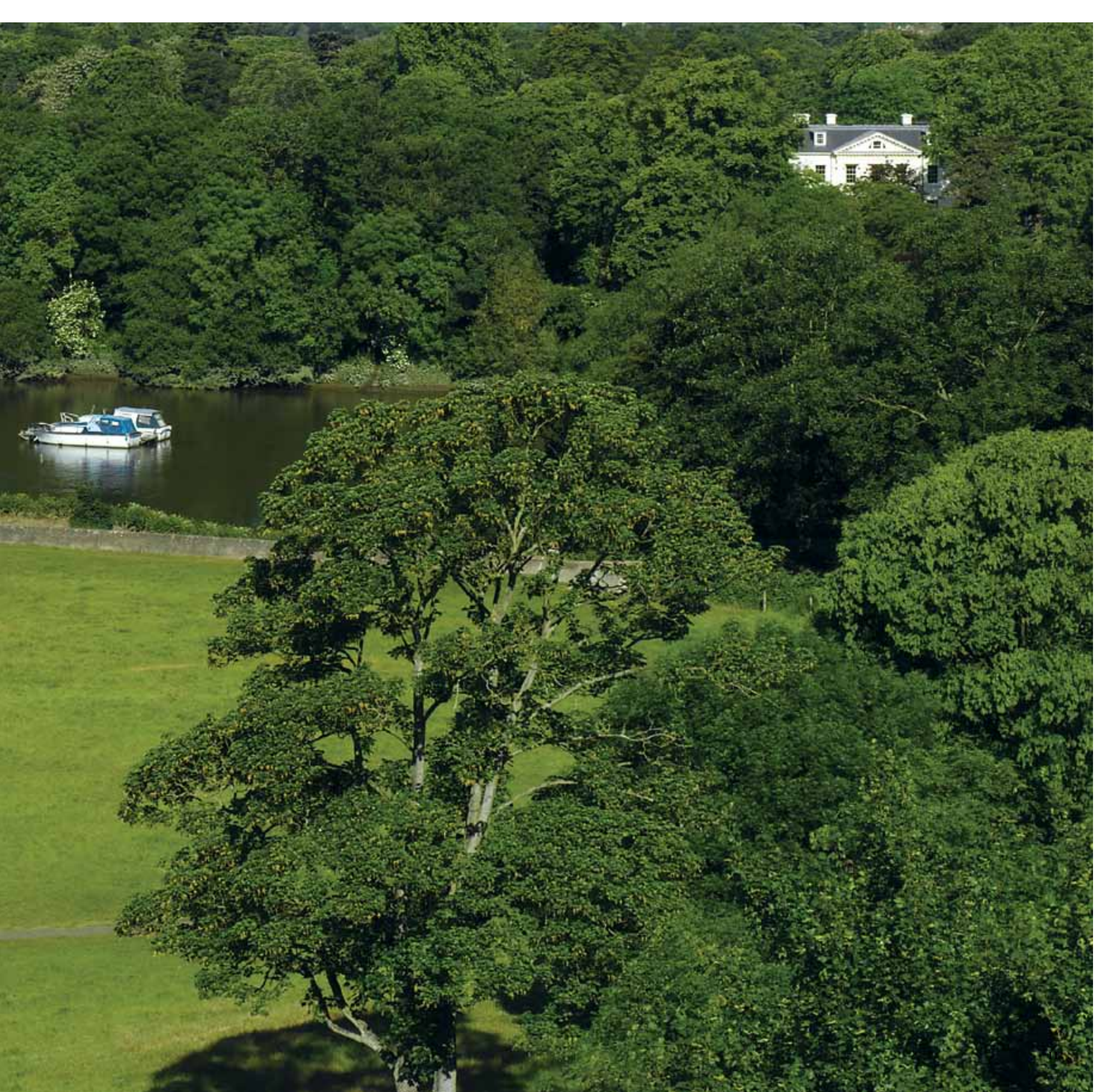
Whilst its ambience is more akin to that of a cosy village, Richmond boasts a wide range of cultural and leisure pursuits: Hampton Court Palace and The Royal Botanic Gardens at Kew, are both easily accessible and Twickenham, home of English rugby, is nearby. In addition, the area is awash with prestigious schools at every level, including St Paul's School, Barnes and Lady Eleanor Holles School in Hampton, both among the top ten independent schools in London.

Despite its peaceful surroundings, The Old Garden is remarkably accessible. The A3 and A316 give fast access to central London, Heathrow Airport, the M25 and the motorway network. Trains run from Richmond to London Waterloo and Heathrow and Gatwick airports via Clapham Junction, all in less than 25 minutes. Alternatively access to central London and the Docklands can be achieved by river transport or even helicopter (subject to planning and permissions).

- **Richmond 0.5 miles**
- **Heathrow 14 miles**
- **Knightsbridge 20 minutes**
- **(Distances and time approximate)**











An exceptional country home

Within 20 minutes of central London, The Old Garden is approached through secure, solid oak entrance gates, with a short carriage drive leading into an expansive forecourt at the front of the house. The impressive residence is arranged over basement, ground, first and second floors with a gross area of approximately 20,000 sq ft.

The quality of the building is immediately apparent. Hand crafted and traditionally constructed from French Anstrude limestone, with bespoke hardwood windows and a traditional Welsh slate roof, all materials, reference and detail have been carefully considered to reflect the prestige of the residence. The front courtyard, with ample parking for up to twenty vehicles, is laid with sawn Porphyry granite setts together with York stone paviers that continue through to the east facing garden terrace.

Created as a family home, the house has been designed to function simply and efficiently on a day-to-day basis, while incorporating key features such as the grand enfilades and other formal architectural arrangements typical of large country houses.





Finishes befitting such an elegant house include Portland stone and oak floors, granites and marbles, all installed to the highest standards of workmanship demanded from carefully selected craftsmen. A stunning Portland stone cantilevered staircase runs up through the house, but a lift, should you need one, is also provided.

The first floor provides a master suite in excess of 1,200 sq ft with five further family and guest bedrooms all with ensuite facilities. The second floor provides three additional family and guest bedrooms with ensuite facilities together with a large sitting area. Staff quarters are accommodated within an independent section of the house on ground and basement levels and are totally self-sufficient.

The house is controlled by a sophisticated, combined Crestron and Lutron system and the audio visual, security, IT and phone installations are state-of-the-art and in every room. Underfloor heating provides warmth while the fibrous ceilings, moulded to a Quinlan & Francis Terry classic design, conceal efficient air-cooling throughout the house.



A grand reception

While The Old Garden boasts an elegant dining room and open-plan drawing room among its principle reception rooms, the latter with French doors out to an expansive entertaining terrace overlooking the gardens, the dominant feature of the house is undoubtedly the magnificent entrance hall. Similar to the Cube Room at the Queen's House, Greenwich (1614–1617), by Indigo Jones, it is a perfect square. The double-height space and arrangement of high windows, doors and decorative stone were influenced by The Great Hall in Oxfordshire by Gibbs and Kent (1722) and the decoration on the ceiling of the hall is based on the carving on the Ara Pacis, Rome (9BC). With the perfectly proportioned double-height ceiling, fibrous plaster detailing and striking hand turned timber balustraded gallery, it creates an awe-inspiring first impression.

Off the entrance hall is a unique cantilevered stone staircase, inspired by – and improved upon – a similar staircase at nearby Hampton Court Palace. Traditional 'cantilever' style staircases were popular in country and town houses from the early 17th century through to the early 20th century. Like many of its predecessors, this stair is built from solid Portland Stone, preferred by masons for both its strength and workability.

Adjacent to the main staircase next to the master suite, the passenger lift serves the basement, ground and first floors, providing access to the master suite and other guest rooms through the enfilades, as is typical of many English country residences.























The heart of the home

Large enough to accommodate a team of chefs should the occasion demand, the kitchen is equally suited for more intimate, family use. The hand-built units have been carefully designed to reflect the values of The Old Garden, with a purpose designed pantry and invaluable kitchen lobby leading into the dining room.

Featuring all the prerequisite technology to equip modern chefs today, the kitchen boasts a Wolf range and Sub Zero fridge-freezer, further augmented by a full complement of Gaggenau appliances. Sinks, each with different attributes and functions, are set within a sleek expanse of substantial polished granite worktops. Fully functioning traditional timber shutters dress the long sash windows and there is Portland stone to the floors.









Relax, refresh, revive

The Old Garden is a house designed for family living and grand entertaining in equal measure.

At the south side of the house, a spectacular 12.5m indoor pool hall opens onto a south-facing sun terrace, with views over the garden and down to the Thames. Additional facilities include a Klaf steam room, a gymnasium and a treatment room, while the garden offers further options for relaxing and leisure pursuits.

Besides the staff rooms, laundry room, plant and store rooms located on the lower ground floor, there is a fully racked wine cellar, a tournament-quality snooker room and a state-of-the-art media entertainment room.













A tranquil retreat

At the top of the imposing staircase in The Old Garden, there are no less than eight bedrooms, each designed to offer luxury accommodation to both family and guests. The superb master suite extends over 1,200 sq ft and takes up one end of the first floor, incorporating his-and-her bathrooms and dressing rooms.

All but one of the remaining bedrooms on the first floor have fitted dressing areas, while on the second floor, bedrooms 6, 7 and 8 boast generous floor space and built-in wardrobes. All of the bedrooms have their own bathrooms, many with separate shower and WC cubicles. All have air cooling, Crestron and Lutron controls, B&W speakers and are pre-wired for all audio visual requirements.

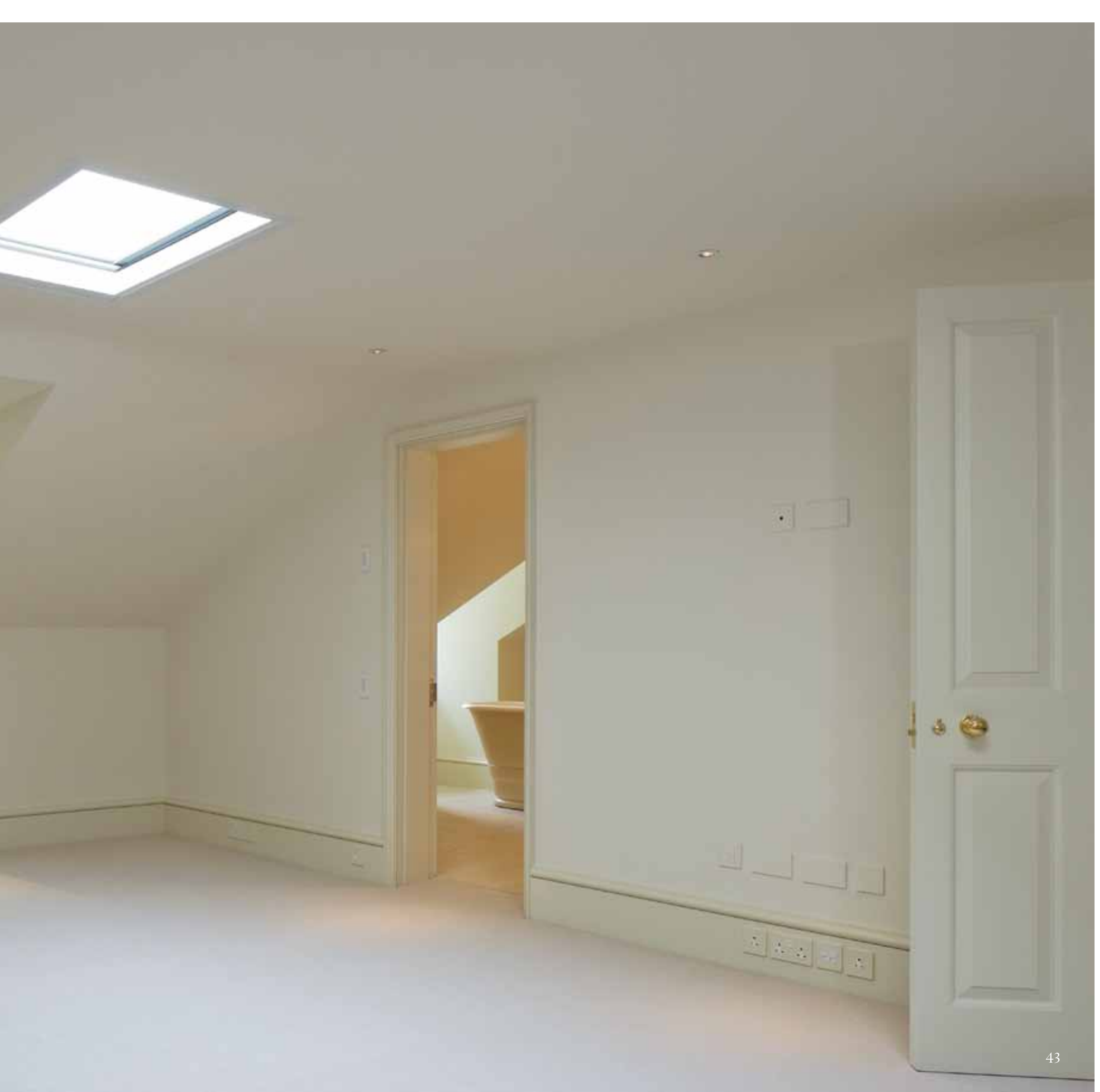


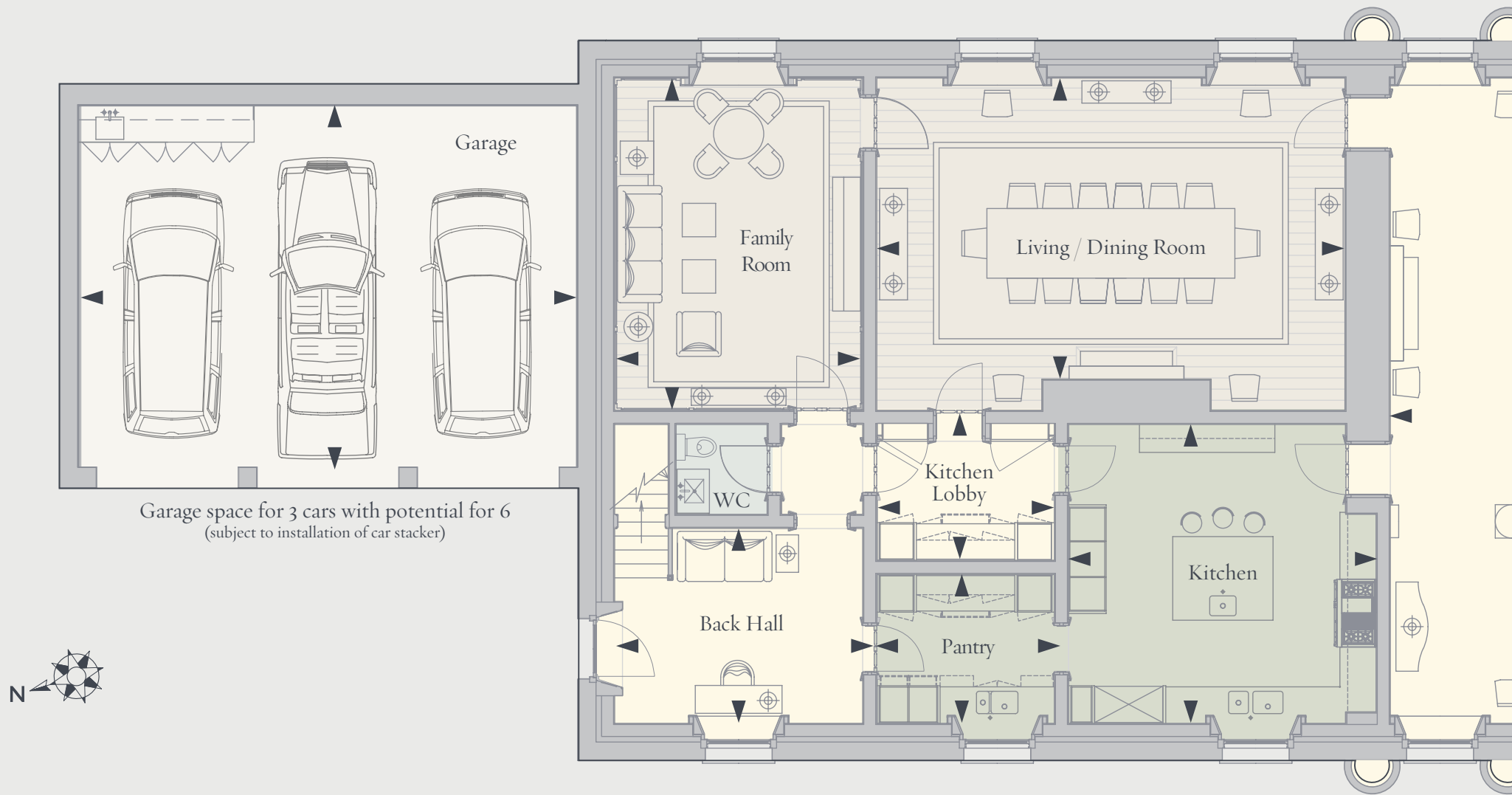










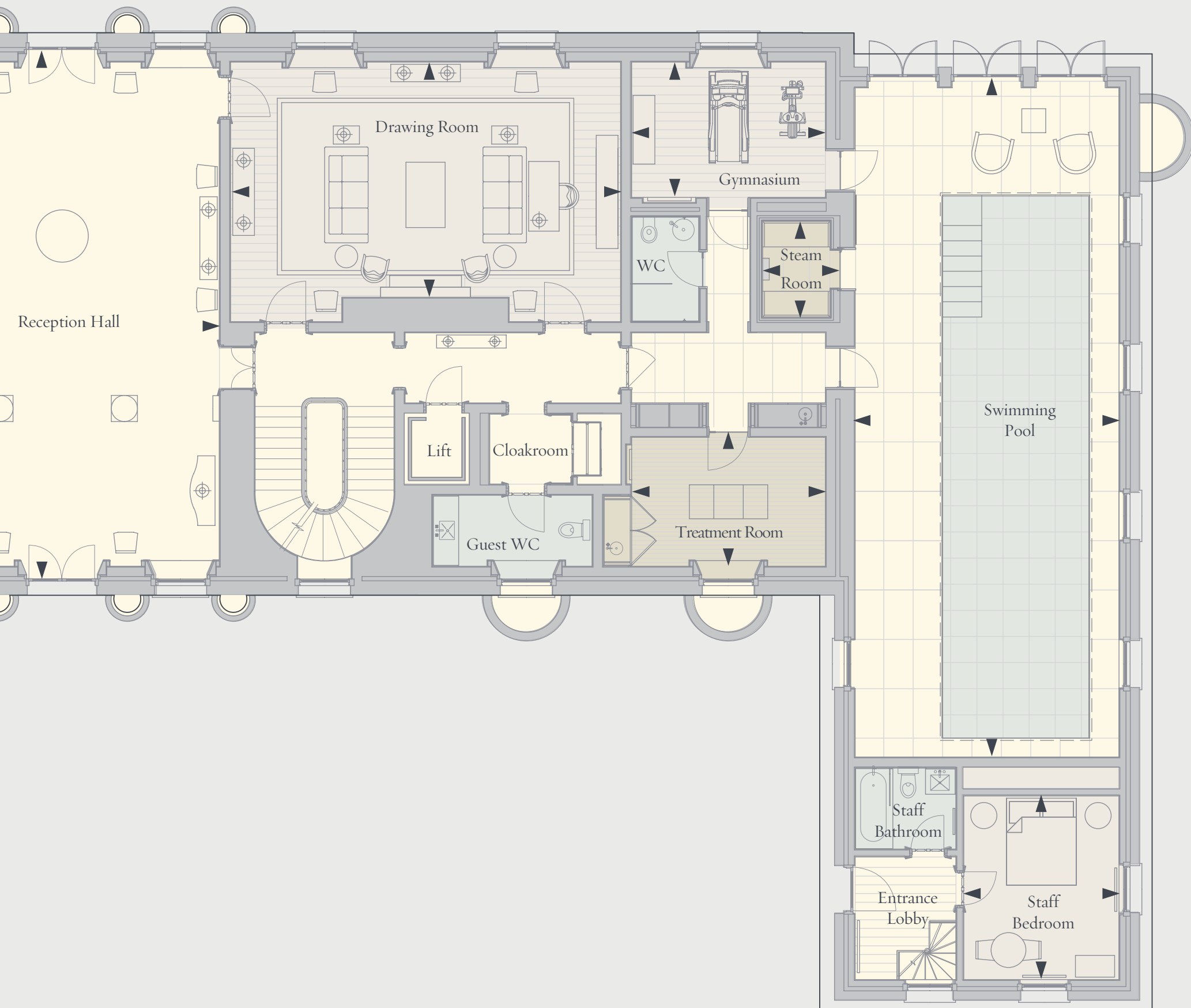


Ground Floor Gross Total 750 sq m

8072 sq ft

GROUND FLOOR

Reception Hall	11575mm x 7224mm	38' 0" x 23' 8"	Back Hall	4450mm x 3495mm	14' 7" x 11' 6"
Family Room	5892mm x 4379mm	19' 4" x 14' 4"	Swimming Pool	15365mm x 6060mm	50' 5" x 19' 11"
Living/Dining Room	8400mm x 5960mm	27' 7" x 19' 7"	Gymnasium	4450mm x 3106mm	14' 7" x 10' 2"
Drawing Room	8960mm x 5960mm	29' 5" x 19' 7"	Steam Room	2195mm x 1545mm	7' 2" x 5' 0"
Kitchen	5360mm x 5520mm	17' 7" x 18' 1"	Treatment Room	2195mm x 2960mm	7' 2" x 9' 9"
Kitchen Lobby	3185mm x 2135mm	10' 5" x 7' 0"	Staff Bedroom	4215mm x 3565mm	13' 10" x 11' 8"
Pantry	3185mm x 2670mm	10' 5" x 8' 9"	Garage	6480mm x 8930mm	21' 3" x 29' 4"



◄ ► Depicts measurement points

■ Entrance Hall

■ Living Rooms

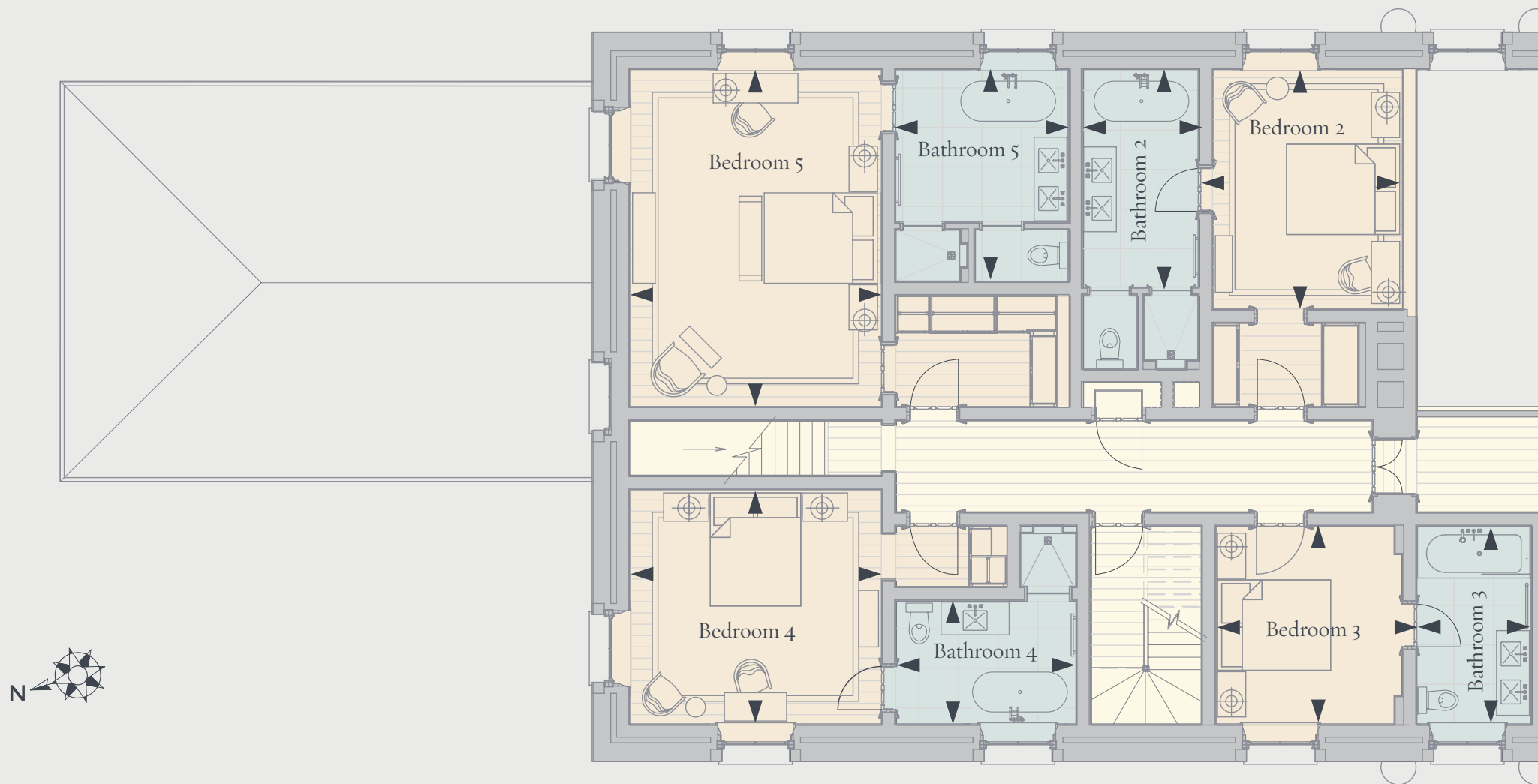
■ Kitchen

■ Utility

■ Bedrooms

■ Bathrooms

The floorplans are 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.



First Floor Gross Total 400 sq m 4305 sq ft

FIRST FLOOR

Bedroom 5	5960mm x 4450mm	19' 7" x 14' 7"	Master Study	4960mm x 3495mm	16' 3" x 11' 6"
Bathroom 5	3045mm x 2715mm	10' 0" x 8' 11"	Master Bedroom	8400mm x 5285mm	27' 7" x 17' 4"
Bedroom 4	4450mm x 4145mm	14' 7" x 13' 7"	Dressing Room 1	3152mm x 3080mm	10' 4" x 10' 1"
Bathroom 4	3185mm x 2175mm	10' 5" x 7' 2"	Dressing Room 2	3080mm x 1748mm	10' 1" x 5' 9"
Bedroom 3	3495mm x 3305mm	11' 6" x 10' 10"	Master Bathroom 1	4450mm x 2898mm	14' 7" x 9' 6"
Bathroom 3	3495mm x 2009mm	11' 6" x 6' 7"	Master Bathroom 2	3495mm x 3205mm	11' 6" x 10' 6"
Bedroom 2	4235mm x 3360mm	13' 11" x 11' 0"			
Bathroom 2	3848mm x 2045mm	12' 7" x 6' 9"			



◀ ▶ Depicts measurement points

Entrance Hall

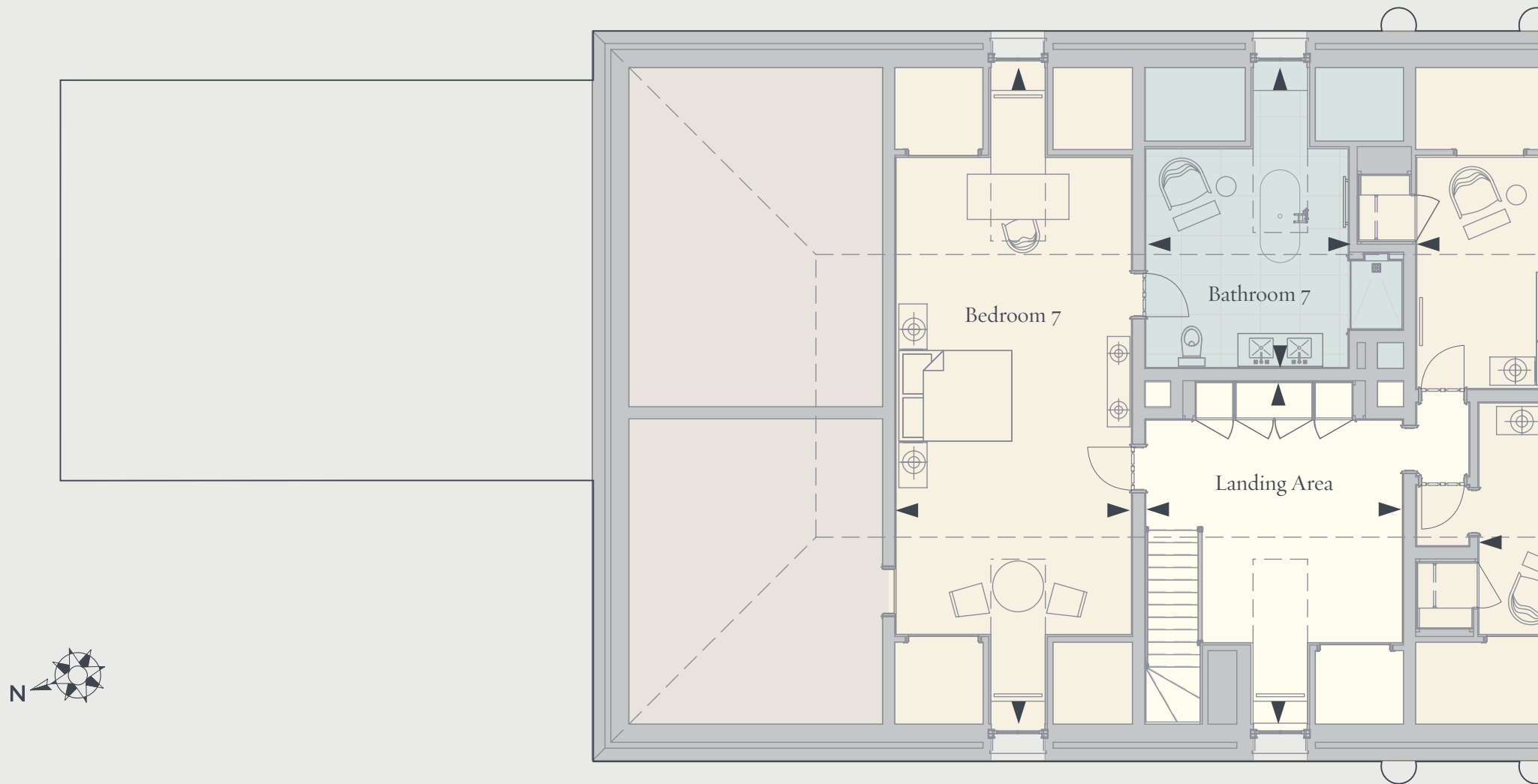
Living Rooms

Kitchen

Utility

Bedrooms

Bathrooms

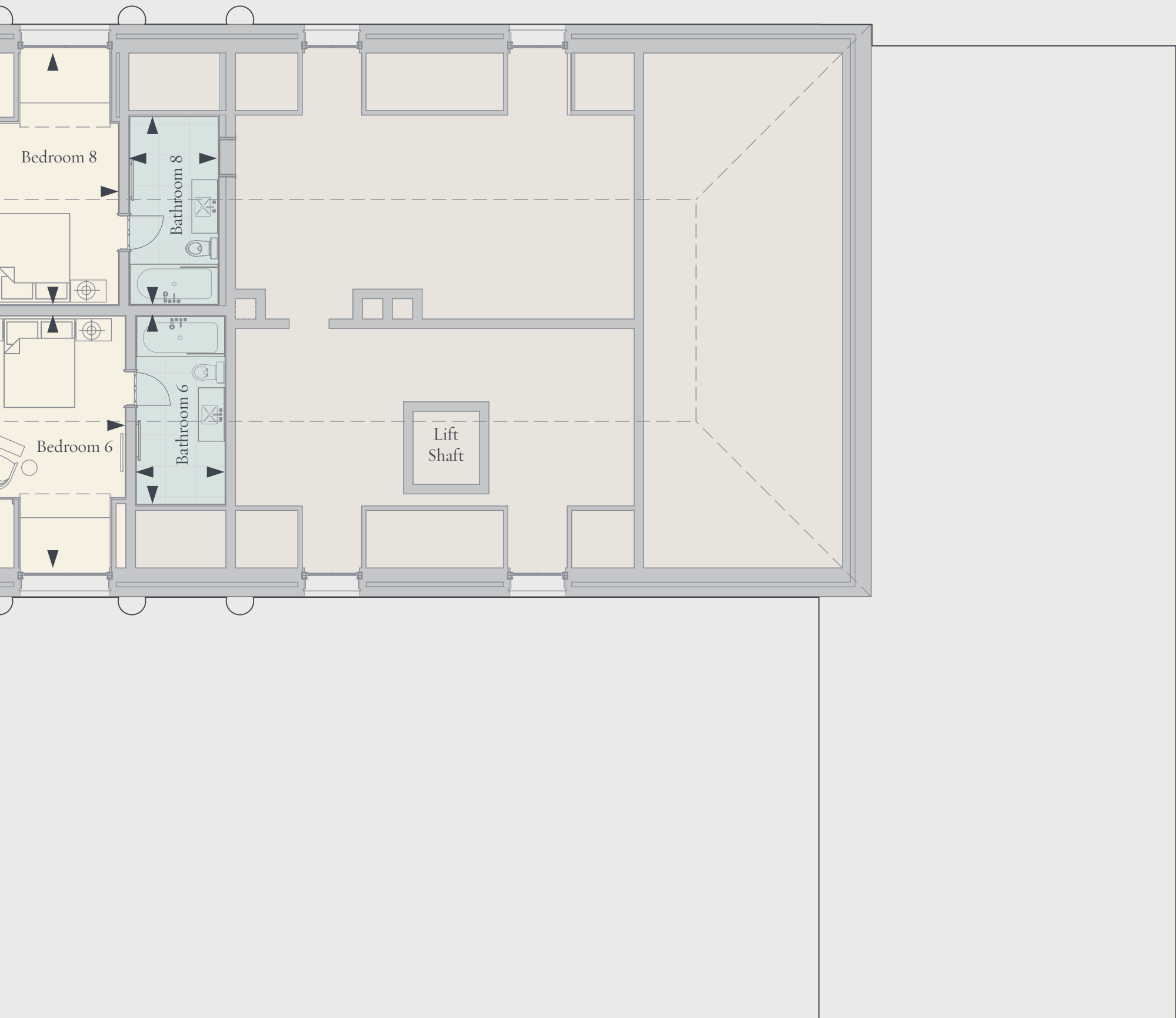


Second Floor Gross Total 200 sq m

2152 sq ft

SECOND FLOOR

Bedroom 6	4093mm x 3869mm	13' 5" x 12' 8"	Bedroom 8	4819mm x 4093mm	15' 10" x 13' 5"
Bathroom 6	4243mm x 2000mm	13' 11" x 6' 7"	Bathroom 8	4243mm x 2000mm	13' 11" x 6' 7"
Bedroom 7	8440mm x 4165mm	27' 8" x 13' 8"	Landing Area	4540mm x 3943mm	14' 11" x 12' 11"
Bathroom 7	3868mm x 3585mm	12' 8" x 11' 9"			



◀ ▶ Depicts measurement points

■ Entrance Hall

■ Living Rooms

■ Kitchen

■ Utility

■ Bedrooms

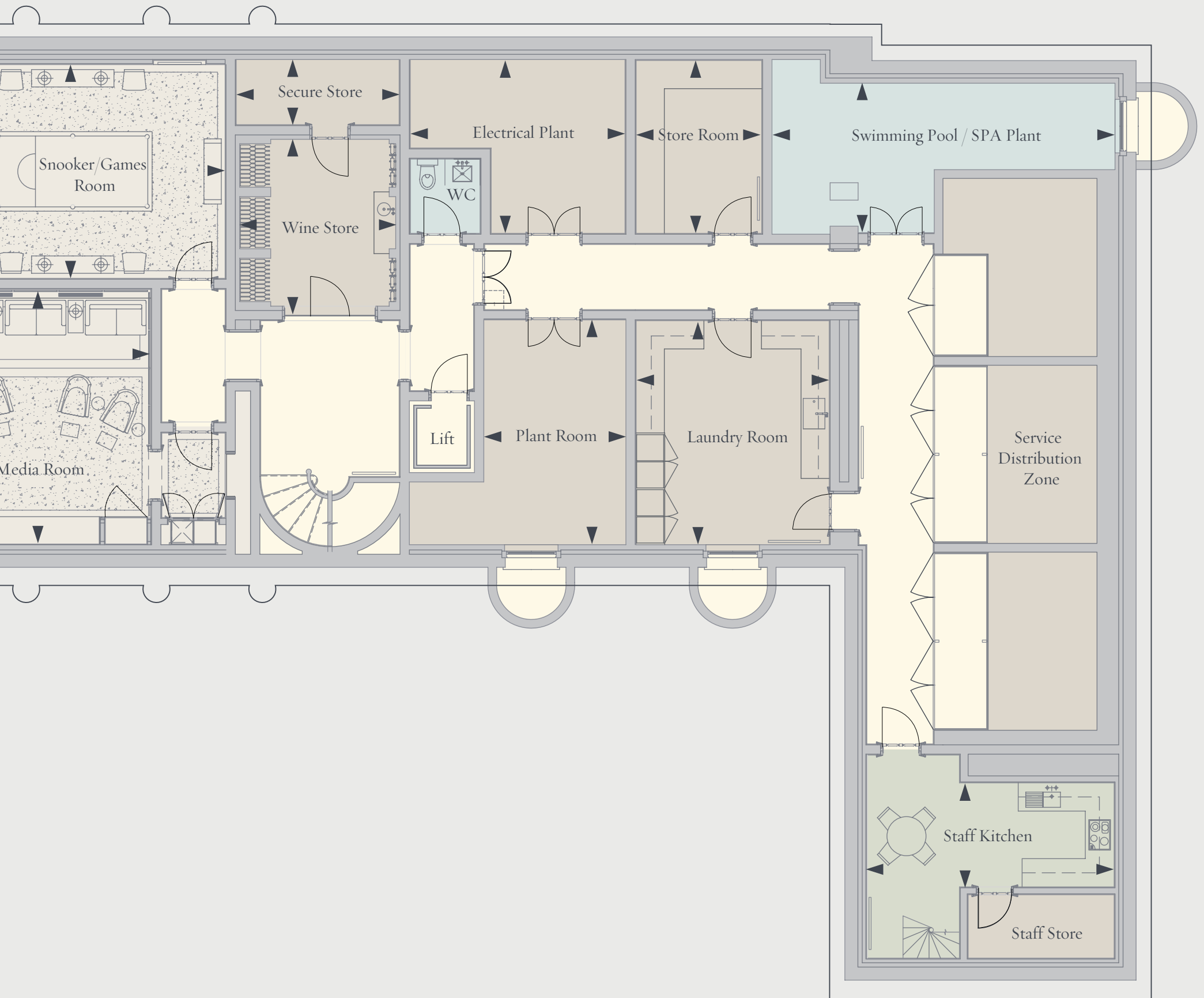
■ Bathrooms



Lower Ground Gross Total 400 sq m 4305 sq ft

LOWER GROUND

Snooker Room	7024mm x 4920mm	23' 1" x 16' 2"	Store Room	3980mm x 2895mm	13' 1" x 9' 6"
Media Room	5860mm x 5309mm	19' 3" x 17' 5"	Laundry Room	5155mm x 4450mm	16' 11" x 14' 7"
Wine Store	3840mm x 2730mm	12' 7" x 8' 11"	Staff Kitchen	5700mm x 2395mm	18' 8" x 7' 10"
Secure Store	3755mm x 1500mm	12' 4" x 4' 11"	Plant Room	5155mm x 3275mm	16' 11" x 10' 9"
Electrical Plant	4950mm x 3980mm	16' 3" x 13' 1"	Swimming Pool/Spa Plant	7905mm x 4020mm	25' 11" x 13' 2"





Site Plan In excess of 3 acres

Quinlan & Francis Terry Architects proposed pavilion design, subject to planning



Pavilion

Outdoor
Swimming Pool

Tennis Court

Herbaceous Border

Podium

Peek-a-boo Gate

Campshed Mooring
(Subject to licenses and
permissions)

Yew Avenue

Maintenance Compound

Petersham Meadows

0 1 2.5 5 10 15 25m











A secluded, peaceful, private garden

Originally laid out during the mid 1920s, the garden preserves much of its formal layout; original planting has matured to create the most wonderful specimen trees and with considerable investment and further design the gardens are now magnificent.

A long central axis leading from the house is flanked by expansive lawns planted with specimen trees, reminiscent of the gardens' former use as part of the pleasure gardens attached to Buccleuch House on the opposite side of the Thames.

Halfway down, broad and lawn paths flow out in a classic Patte d'Oie (goosefoot), forming an axis to both the swimming pool and yew walk. An elegant, flowing planting scheme leads through the many rooms of the garden: a large pond is a haven for wildlife, informal ecological areas have been developed including a large wildflower meadow, living walls and bat habitats. Herbs and vegetables and herbs can be grown in the ornamental working potager and picking garden.

A magnificent 60 metre Randle Siddeley designed herbaceous border draws the eye down through the garden towards the podium and peek-a-boo gate off the towpath, while elements of the earlier garden – the rolling yew hedge walk, and ancient wisterias – have been preserved and renovated so that they now harmoniously combine within the simple classic layout.

The ancient wisteria trees, now firmly supported by bespoke solid green oak pergolas, simply take your breath away when in full bloom.

Perimeter woodland planting and deep screen planting, in addition to a new garden wall, railings and fencing, have been introduced along the property boundaries to give privacy from the surrounding areas.











The great outdoors

Nestling within the gardens is the new outdoor swimming pool, surrounded by York stone paving in keeping with the cream stone of the house façade. A championship-sized tennis court has been incorporated into the body of the garden in an open natural lawn setting; its surrounding curtain net can be drawn back to ensure permeability between the wisteria, pool and tennis court spaces.

In addition, there is ample space to introduce a helicopter landing (subject to relevant planning and permissions) or alternatively there are landing facilities close by at Harlequins Rugby club, or Twickenham Rugby stadium a few minutes drive away.

The Old Garden's riverside location also lends itself perfectly to a campshed mooring (subject to relevant planning and permissions), offering a much sought-after opportunity to explore the River Thames and alternative route of access to the City and central London.















From Heathrow

From Heathrow Airport bear left for the M4 towards Central London/The West/M25. Proceed for approximately one mile, at the roundabout take the third exit. Follow the ramp onto the M4 towards Central London/Hayes/Heathrow Airport (Terminal 4 & Cargo) and proceed for approximately one mile. Take Exit 2 to South Circular/Chiswick (A315) onto the Great West Road (A4) and proceed for approximately half a mile; at the Chiswick roundabout, take the fifth exit

onto South Circular Road (A205) and proceed for a mile. Bear right on the Kew Road (A307) and proceed for 1.4 miles. At Richmond Circus take the third exit onto the Twickenham Road (A316) and proceed for a further mile; at St Margarets Roundabout take the first exit and proceed for half mile down St Margarets Road, turning right on Richmond Road (A305), left on Cambridge Park then right on Powers Court to arrive at the house.

**The Old Garden
Cambridge Park
TW1 2JW**

Principal designers and consultants

Architect:

Quinlan and Francis Terry Architects

Interior Designer:

Mlinaric, Henry and Zervudachi

Landscape Architect:

Randle Siddeley Associates

Structural Engineer:

Price + Myers

Engineering Services Consultant:

Slender Winter Partnership

Quantity Surveyor:

RBA Project Solutions Ltd

Project Manager:

RBA Project Solutions Ltd

Main Contractor:

Ellmer Construction

Stonemason:

Ketton Stone Masonry and Fixings



Image courtesy of Quinlan & Francis Terry LLP

Quinlan and Francis Terry Architects

Quinlan Terry is a Fellow of the RIBA and the senior partner of Quinlan and Francis Terry LLP Architects. A Rome Scholar in 1968/69 and a member of the Royal Fine Art Commission from 1996-98, he now works in partnership with his son Francis, who qualified as an architect in 1994 from Cambridge University. Concentrating on the working drawings of classical detail, Francis regularly exhibits architectural drawings at the Royal Academy and was the winner of the Worshipful Company of Architects Prize for Architectural Drawing in 2002.

As a practice, Quinlan and Francis Terry specialise in high quality traditional building of a classical design. They have considerable experience of projects in the UK and overseas, including prestigious private houses in England, Ireland, the Channel Islands,

Germany and the US. High profile projects include: six villas in Regents Park, London for The Crown Estate; offices, shops and residential accommodation at Poundbury, Dorset for the Duchy of Cornwall; restoration of the three state drawing rooms at No.10 Downing Street and offices, shops and landscaping at Richmond Riverside.

Mlinaric, Henry and Zervudachi

Known for their prestigious international clientele and a scope of work that ranges from the refurbishment of the Royal Opera House in London to rigorously modern residential projects in Tokyo, Mlinaric, Henry and Zervudachi has worked on an extensive range of projects including private houses, hotels, spas, galleries, embassies, private jets and yachts. With experience in historic London and country houses, often in association with English Heritage and the National Trust, the practice often works as part of a larger design team, creating some of the most sophisticated interiors for many of the world's major art collectors.

Randle Siddeley Associates

Randle Siddeley Associates is an internationally recognised firm of chartered landscape architects specialising in high quality design and implementation schemes for a broad range of clients. The practice is experienced in innovative, sustainable design, combining attention to detail with practicality; all projects are personally overseen by Randle Siddeley, who has over 25 years experience in the field. High profile projects include the Langham Hotel London, City Quays, St Katharine Docks, and the Sheraton Hotel, Addis Ababa, together with many private houses.







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