



Upper Lodge Mews, Royal Bushy Park **TW12**

Upper Lodge Mews, Royal Bushy Park TW12

Upper Lodge Mews is a Grade II listed house in the middle of a pretty cobbled courtyard nestled in Bushy Park. It was once part of a Georgian stables for royal horses belonging to King George III.

Inside, the high ceilings and large, elegantly proportioned sash windows create a bright and breezy living area, kitchen and additional study/dining room. Upstairs are three bedrooms, a family bathroom and en suite to the principal room. The charming garden is secluded whilst being protected by a high wall which forms the back of The Rotunda, a modern circular mansion, built on the site of a former torpedo testing centre.



Offers in excess of: £1,250,000

Tenure: Leasehold: approximately 129 years remaining

Service charge: £1,250 per annum, reviewed every 1 year, next review due 2024

Ground rent: £150 per annum, reviewed every 25 years, next review due 2028

Local authority: London Borough of Richmond Upon Thames

Council tax band: F



The owners have been through an extensive process to obtain planning permission and Listed Building consent for a full internal remodel and a contemporary rear extension with a glazed link to the historic building. The planning reference number is 21/1904/FUL and interested parties can view on the Richmond Borough website. All planning conditions have been discharged and consent from the Headlease holder and from the Freeholder (The Crown Estate) have been obtained in the form of a License for Alterations, and all premiums have been paid. The entire process has taken 3 years.

The plans have been created by award-winning architectural firm McLaren Excell who have applied a design approach of simplicity and purity of materials and clean lines. By exposing the roof beams and placing the living spaces on the first floor, occupants can enjoy the best features of the property - the high ceilings, and the historic Georgian courtyard. The extension is cleverly connected to the original building through the use of a glazed link which avoids any damage to the red brick detail and keeps the original brick walls visible (see CGI images on Page 5).

Bushy Park, at over 1000 acres, is the second largest of London's eight Royal Parks. In 1529, Cardinal Wolsey gave Hampton Court Palace and the area of Bushy Park to King Henry VIII who made it into a deer park where he no doubt hunted. It is now a Grade I registered park, home to wild herds of over 300 beautiful red and fallow deer, descended from the original deer introduced by King Henry VIII.

Upper Lodge Mews is next to The Water Gardens, a Baroque-style recreational area created in the early 1700s by Charles Montagu, 1st Earl of Halifax whose residence was in Upper Lodge. The garden has pools, cascades and a canal built when the Longford River was diverted to bring water to Hampton Court Palace. The residents of Upper Lodge Mews have private residents-only access to The Water Gardens on Mondays, when it is closed to the general public. There is also direct access from the courtyard to The Water Gardens, where geese enjoy the pools and cascades.

An incredibly rare opportunity, this property is being marketed for the first time since being sold by the original developers.





Location

Hampton town centre is within walking distance, providing a selection of cafes, bars and convenience shops.

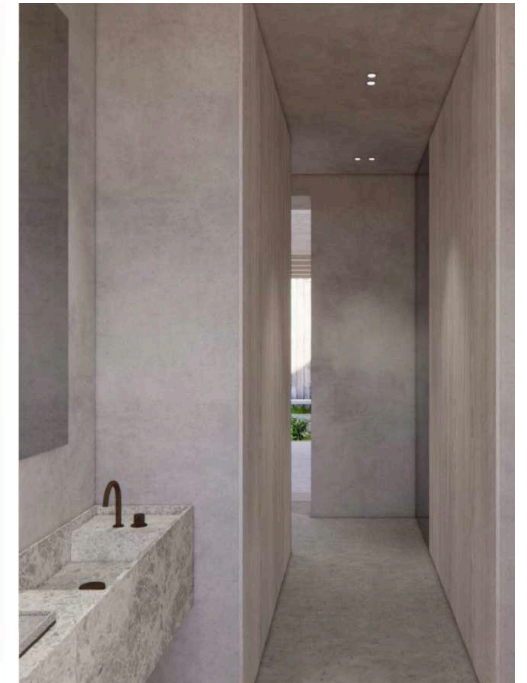
There is also a rail service into London Waterloo, which takes approximately 45 minutes.

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



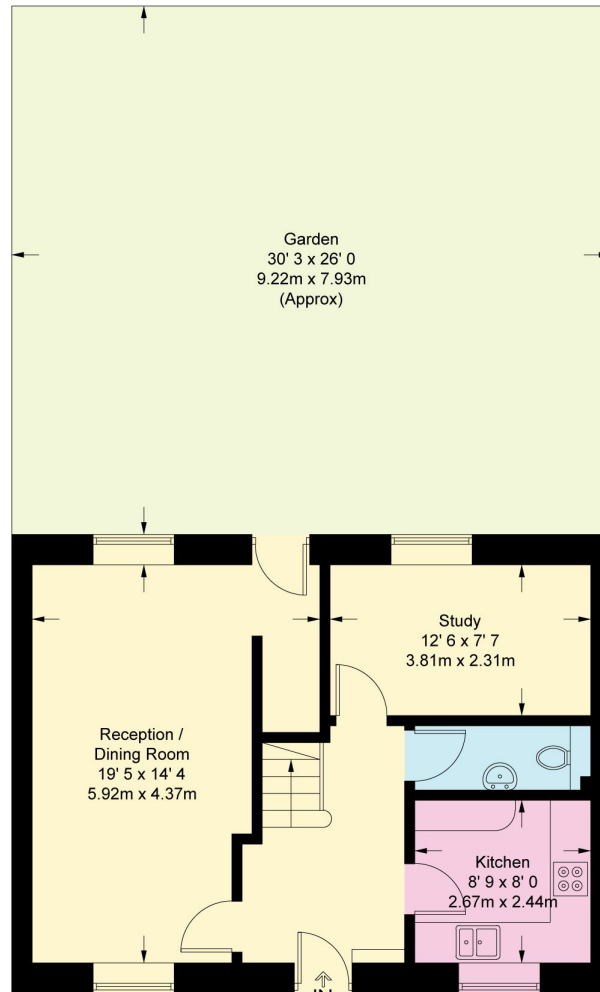


Imagery shows the opportunity for a full internal remodel and a contemporary rear extension with a glazed link to the historic building.

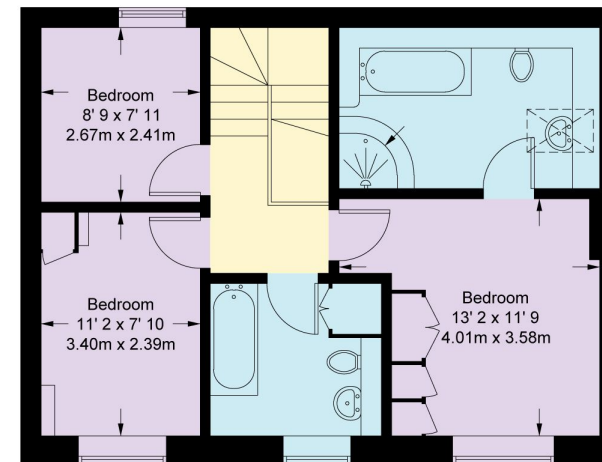








Ground Floor
544 sq ft / 50.5 sq m



First Floor
552 sq ft / 51.3 sq m



Upper Lodge Mews

Approximate Gross Internal Area = 1096 sq ft / 101.8 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.

Knight Frank
Richmond
23 Hill Street,
London
TW9 1SX
knightfrank.co.uk

We would be delighted to tell you more

Liam Doyle
020 8939 2809
liam.doyle@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 May 2024. Photographs and videos dated May 2024.

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 or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.