



Petersham Road, Richmond TW10



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To be sold by informal tender with best and final offers to be submitted no later than midday Friday 4th October. All offers should be submitted to edward.adler@knightfrank.com.

A charming 17th-century double fronted house sitting in an incredible plot within the picturesque Petersham Village. The Cottage also has historical significance, as Charles Dickens is said to have lived at the property in the 1830s and written some of *The Pickwick Papers* here.

The rare and exceptional Woodbine Cottage provides characterful and flexible family accommodation arranged over two floors.



Guide price: £2,395,000

Tenure: Available freehold

Local authority: London Borough of Richmond Upon Thames

Council tax band: H





The house sits on an extraordinary plot measuring over 0.27 of an acre





Property Description cont ...

Within the stunning plot is a sweeping driveway, garage and a beautifully landscaped large rear garden, previously featured in the Petersham open gardens.

The property currently presents the opportunity to be sympathetically refurbished and redesigned to make it an exciting and contemporary house. Any changes to the existing layout would of course be subject to planning permission being granted. Our clients will only consider offers 'sold as is'.

Location description

Petersham is situated close to the centre of Richmond and moments from the very popular 2,300 acres of Richmond Park. The Thames towpath is also close- to- hand and there are numerous sporting and recreational activities within easy reach. Petersham Nurseries, with its recently awarded Michelin green star, is nearby as are the famous Ham Polo Club and Richmond Golf Club.



The 'village' of Petersham is blessed with stunning properties and is a very popular location for family living. There are many schools close by including The German School, The Russell School as well as those in both Richmond and the wider area such as St Paul's, Putney High and King's College.

The station in Richmond offers quick links to central London via National Rail (Waterloo 20 minutes), London Underground (District Line) and London Overground. Heathrow is approximately 10 miles.

(All distances are approximate)

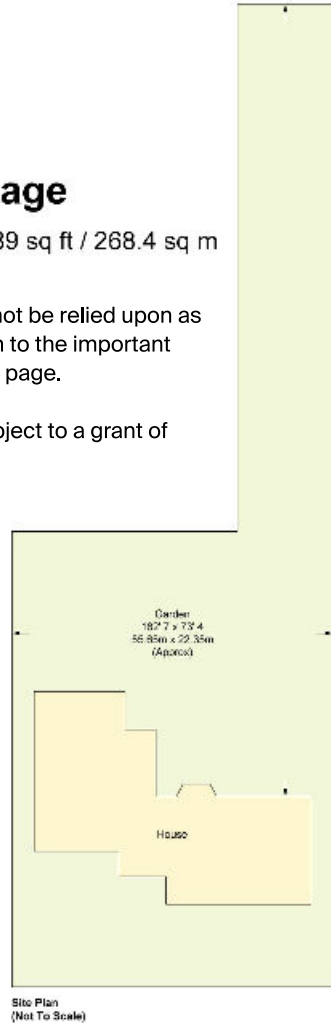


Woodbine Cottage

Approximate Gross Internal Area = 2889 sq ft / 268.4 sq m
(Including Garage)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice at the bottom of this page.

Please be advised that the sale is subject to a grant of probate.



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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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