



St Georges Road, Twickenham TW1



St Georges Road, Twickenham TW1

An extraordinary opportunity to acquire this wonderful family home which measures close to 5,500 sq ft approximately and sits on a delightful and private plot of 0.35 acres.

This original Arts and Craft property, built in the late nineteenth century, is believed to be the first house constructed on the road, and it certainly befits that status. There is expansive and elegant accommodation laid out over the ground floor, offering an array of formal and more open plan reception areas. Over the top two floors, there are six bedrooms complimented by three bathrooms. On arriving at this handsome detached residence, you are instantly impressed not only by its period look, but by the sense of space to the front and to the sides. Walking on the carriage driveway towards the front entrance, you already know you are about to view a special house.



Guide price: £6,500,000

Tenure: Freehold

Local authority: London Borough of Richmond Upon Thames

Council tax band: H







Description

On entering the property which was fully restored and developed by the current owners in 2008/9 you are blessed with a marvellous entrance hall, very few private houses in the area have this sort of grand entrance. A library falls to the left and a snug/TV room falls to the right. Walking towards the rear of the house, you enter a wonderful open plan space that can be made more private with floor to ceiling doors, separating the kitchen and reception room. A fully fitted kitchen with a range of fitted appliances leads through to a light and extended conservatory, currently used as a dining area, which is a truly superb area to entertain friends and family with views of the garden. The formal reception room with high ceilings, feature fireplace and oak floors leads through to another extended conservatory which creates an additional room to relax and enjoy the beautiful natural light that runs throughout this floor. To complete the ground floor accommodation, there is a utility room, WC, cellar and garage. Moving to the first floor, there are five equally impressive rooms, all positioned around an elegant landing and provide spacious double bedrooms which are light and well-appointed. There are two family bathrooms that compliment these rooms. Moving to the top floor is a luxurious principal bedroom suite which encompasses a sumptuous bedroom area, a stylish dressing room with an array of fitted wardrobes space and a bathroom. The striking feature of this room is the wonderful 'green' views towards the seven acres of communal gardens to the rear.

The south and west-facing gardens are a very special feature. They have been incredibly well-maintained and fully landscaped by the current owners to provide an array of mature trees, plants and shrubs, which afford a great degree of privacy. There is also a fruit orchard and vegetable plot, both which provide an organic supply of fruit and vegetables. Finally there is a hidden 'hot tub' positioned in the rear of the garden.

The carriage driveway to the front provides private off street parking for up to five cars.

At the rear of the garden you have direct access to the communal gardens, called the Lake Grounds, which provide a further seven acres of beautifully maintained gardens. There is also access to two further grounds that, as a resident, you have access to as well. All grounds are strictly for use by residents of the properties only.







Location

St. Georges road is positioned within close proximity of Richmond town centre (0.7 mile) and many of the area's superb attractions such as the River Thames (0.2 mile), Richmond Green (0.6 mile) and Richmond Park (1.4 mile).

Local transport links include numerous bus routes to surrounding areas, plus frequent overground trains to central London via South West Trains from St. Margarets and Richmond stations and London Underground's District Line (West End 38 minutes) from Richmond Station.

The property is well-placed for access to the A316/M3, M4 and M25 motorways.

Schools in the area include Orleans Infants (1 mile), King's House School (2.3 miles), The Vineyard School (2.5 miles), St Stephens Primary School (0.4 miles) and Deer Park School (0.8 miles).

*All times and distances are approximate.



ST.GEORGES ROAD TWICKENHAM, TW1

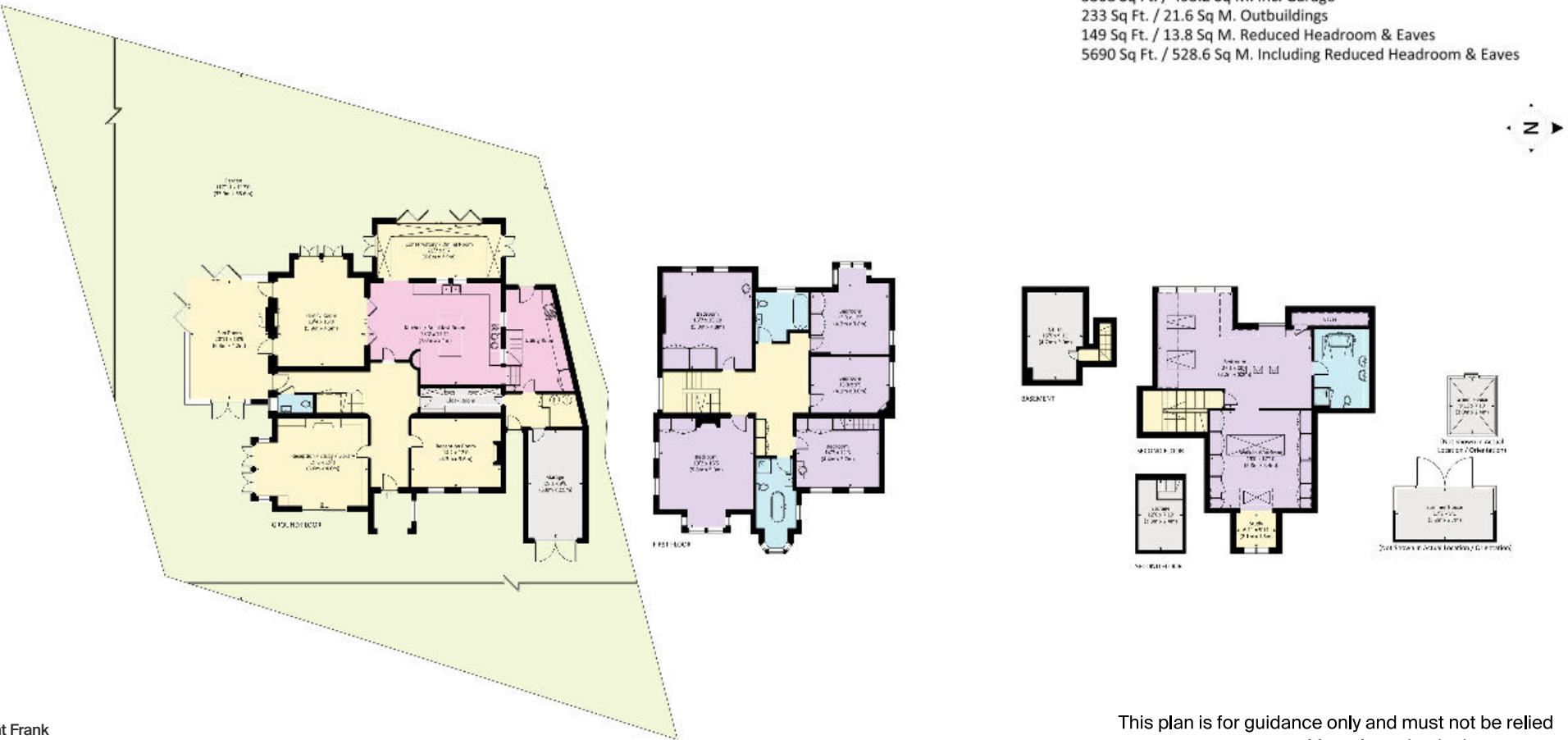
Approx. gross internal area

5308 Sq Ft. / 493.2 Sq M. Inc. Garage

233 Sq Ft. / 21.6 Sq M. Outbuildings

149 Sq Ft. / 13.8 Sq M. Reduced Headroom & Eaves

5690 Sq Ft. / 528.6 Sq M. Including Reduced Headroom & Eaves



Knight Frank

Richmond

23 Hill Street,

London

TW9 1SX

[knightfrank.co.uk](https://www.knightfrank.co.uk)

We would be delighted to tell you more

James Williams

020 8939 2808

james.williams@knightfrank.com

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.



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 September 2023. Photographs and videos dated September 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 or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.