

# LANGDALE HOUSE

L O N D O N , S W 1 5

RICHSTONE  
P R O P E R T I E S



A BEAUTIFUL AWARD WINNING HOUSE SET  
WITHIN LANDSCAPED GARDENS



This exquisitely designed, detached house sits in a generous plot on one of Roehampton's most favoured residential roads, just minutes from the Royal Richmond Park. The house boasts six luxurious bedrooms and five bathrooms spread over two floors, as well as a self-contained studio flat on the lower ground floor.



6 Bedrooms



5 Bathrooms



Reception Room



Kitchen/Living/  
Dining



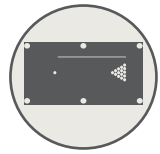
Study



Guest Flat



Gym



Entertainment  
Room



Laundry Room



Garden



Garage









## THE HOUSE

A meticulously designed and finished house, occupying a landscaped plot of 0.25 acres. Upon entering Langdale House you are struck by the abundance of natural light that flows in from the generous floor to ceiling windows and doors. There is a stunning view from the front door, directly through the hallway and out to the garden. Every measurement, finish and detail has been carefully considered in order to make Langdale House the perfect family home.









## KITCHEN/LIVING/ DINING

This light-filled haven is the heart of the house, with huge sliding doors opening out onto the patio creating the perfect outdoor/indoor living space. The bespoke kitchen with hand-painted cabinetry features high specification appliances to make cooking that bit more relaxing. This ideal entertainment room has ample space for any number of guests and can be transformed for every occasion.













# THE DRAWING ROOM







THE STUDY



## BEDROOM SUITES

Six spacious and light-filled rooms with exquisite furnishings spread over two floors. The tailor-made cabinetry provides generous storage space and the Italian marble in the bathrooms exudes luxury. With separate dressing rooms in the master bedroom as well as a stunning ensuite and its own sitting area, living at Langdale House is as relaxing as it is elegant.





## BEDROOM TWO





# BEDROOM THREE





# BEDROOM SUITE FOUR





## BEDROOM SUITE FIVE







## BEDROOM SUITE SIX





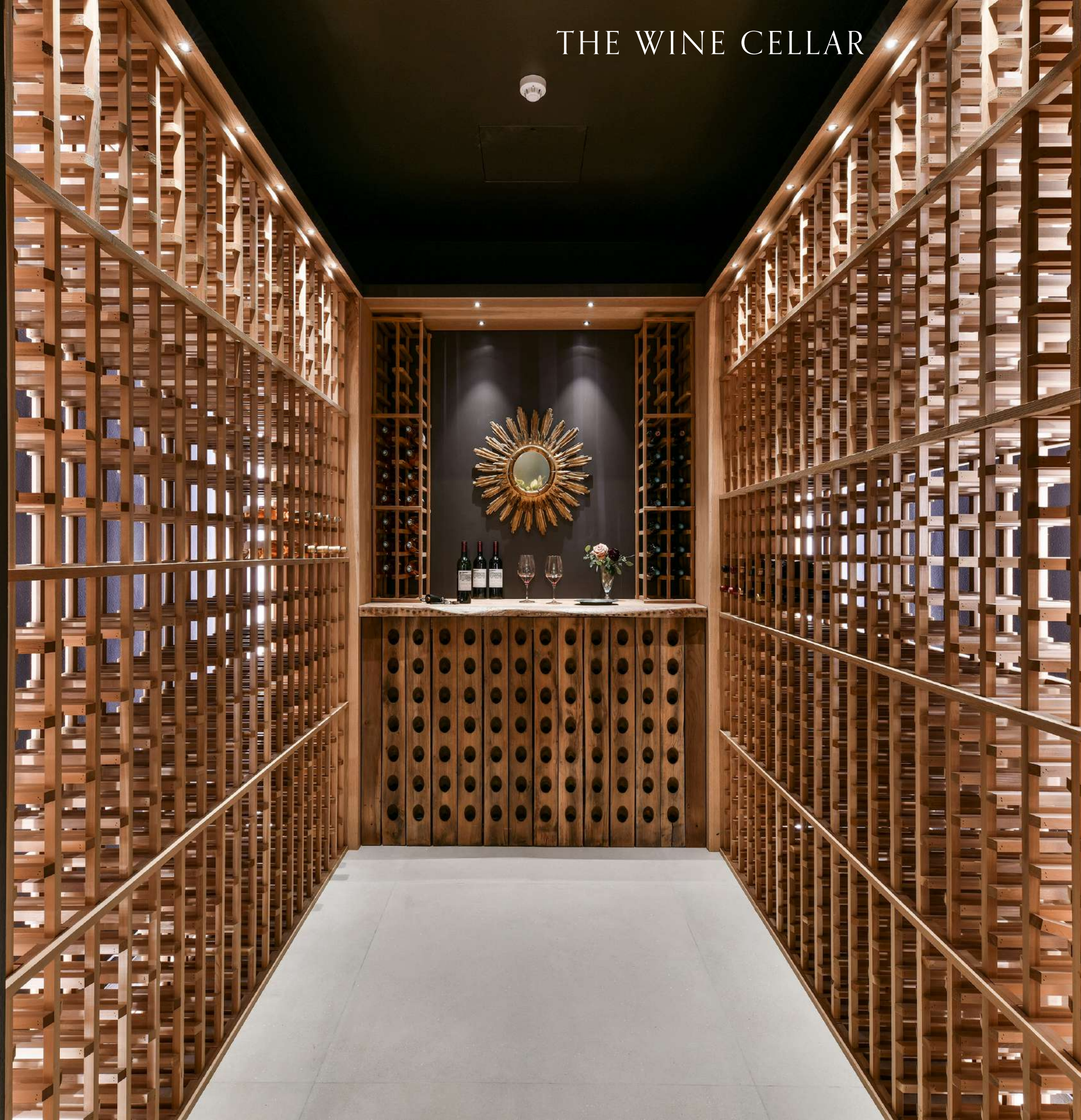
# SELF-CONTAINED GUEST FLAT

Whether it is for an independent teen, a busy au pair or simply a spare room, this studio provides useful extra space. With its own kitchen and bathroom, the occupier can reside completely independently from the rest of the house. There are also double height doors which open out onto a private terrace.





# THE WINE CELLAR





# THE GYM





# THE ENTERTAINMENT SUITE



PHOTOGRAPHY IS OF HAMILTON HOUSE AND IS INDICATIVE ONLY



# THE GARDEN

The beautifully landscaped garden is split over four levels with ample space for garden activities, whether it is dining on the patio or playing outside with the children, it caters to your every need. The perfect, private haven in which to relax after a long day.















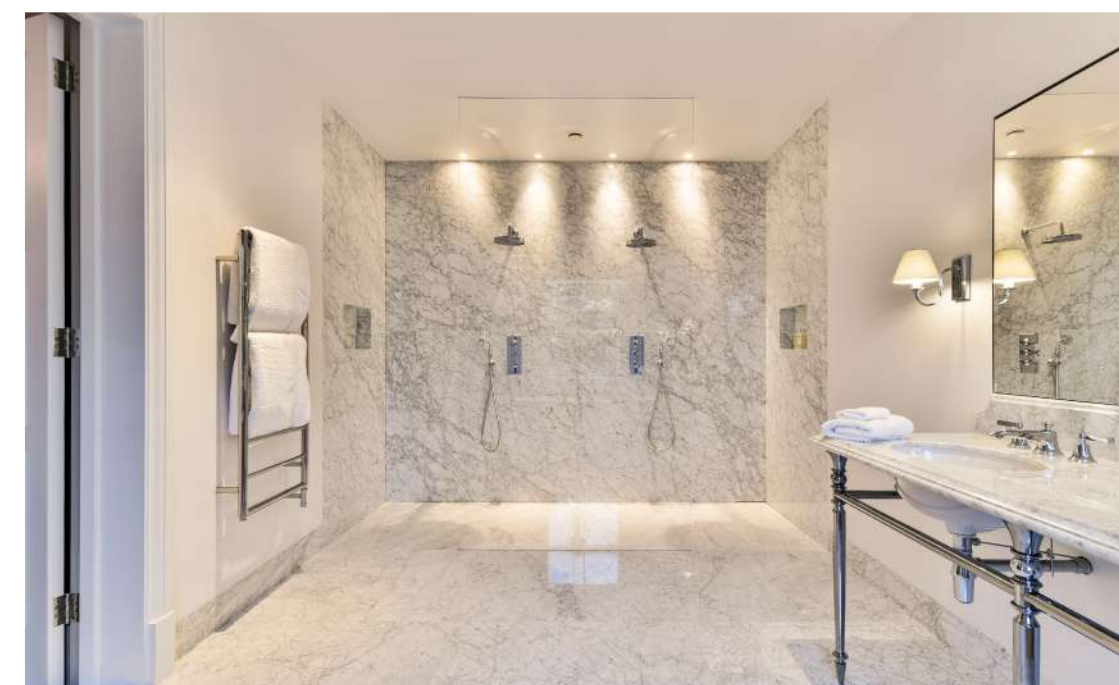


## EXCEPTIONAL ARCHITECTURAL DESIGN AND CRAFTSMANSHIP

Langdale House has been designed and crafted with the aim of becoming the perfect family home. Every detail and feature has been carefully considered in order to take advantage of the spacious rooms that Langdale House has to offer.

The house incorporates many hand crafted details such as the beautiful tulipwood cabinetry in the kitchen, bedrooms and dressing rooms which have all been hand painted by our in house team of craftsmen. The stunning solid oak winding staircase has also been constructed in house and is a timeless feature in all Richstone Properties.

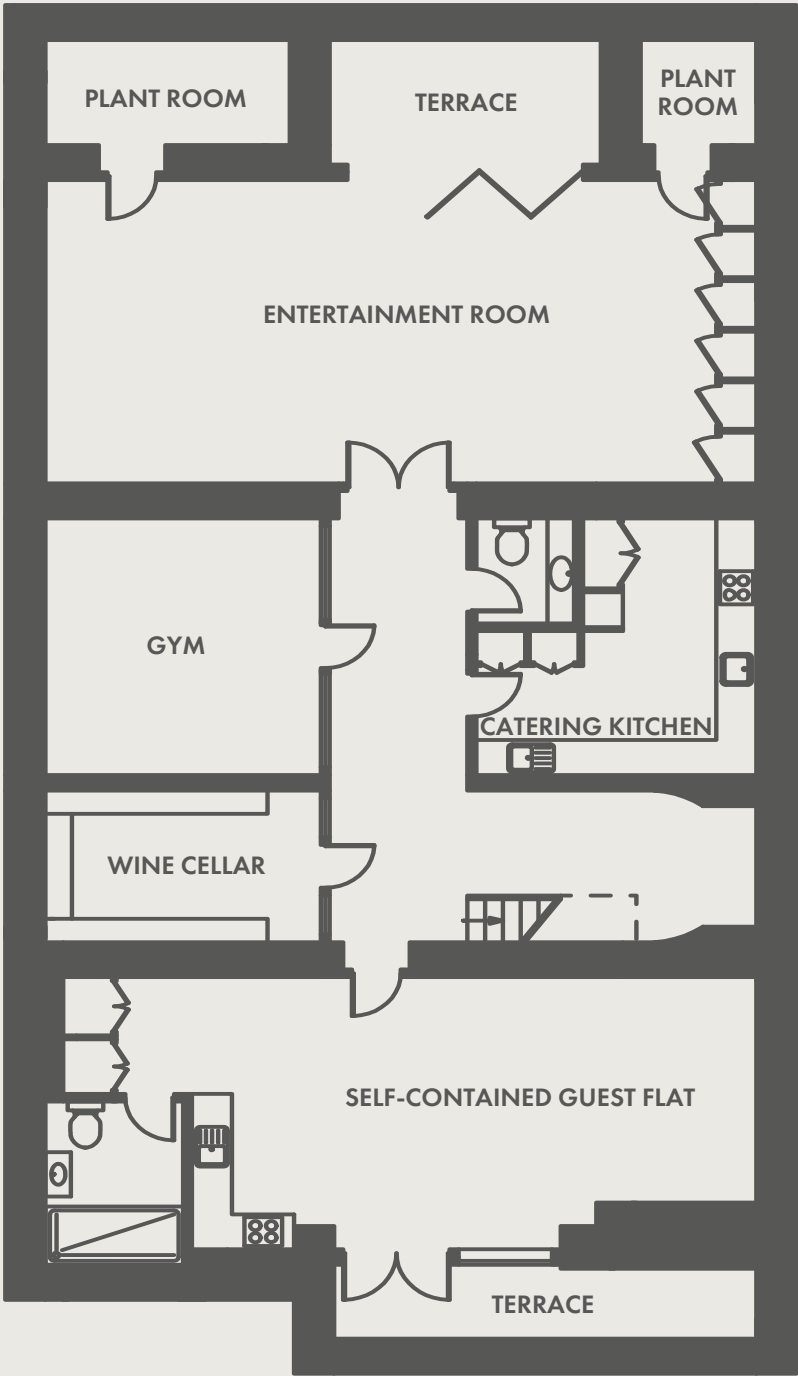
The pursuit of perfection at Langdale House isn't just associated with the architectural design, antique furnishings hand-picked from around the world are nestled in every room and give this modern home a slightly more characterful and cosmopolitan ambiance.





LOWER GROUND FLOOR

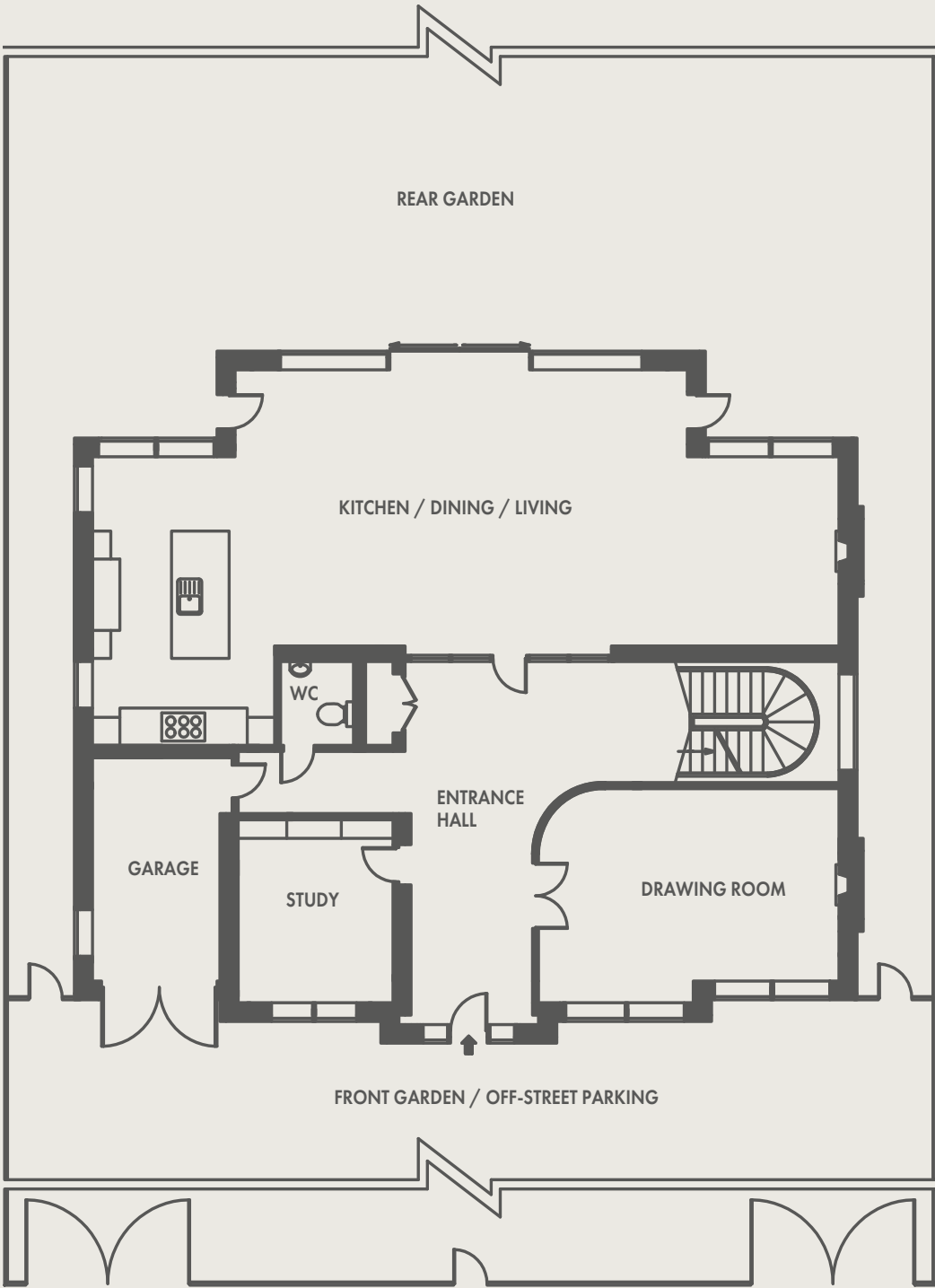
198 SQ M - 2,134 SQ FT



Floor plan for indicative purposes only

GROUND FLOOR

212 SQ M - 2,283 SQ FT

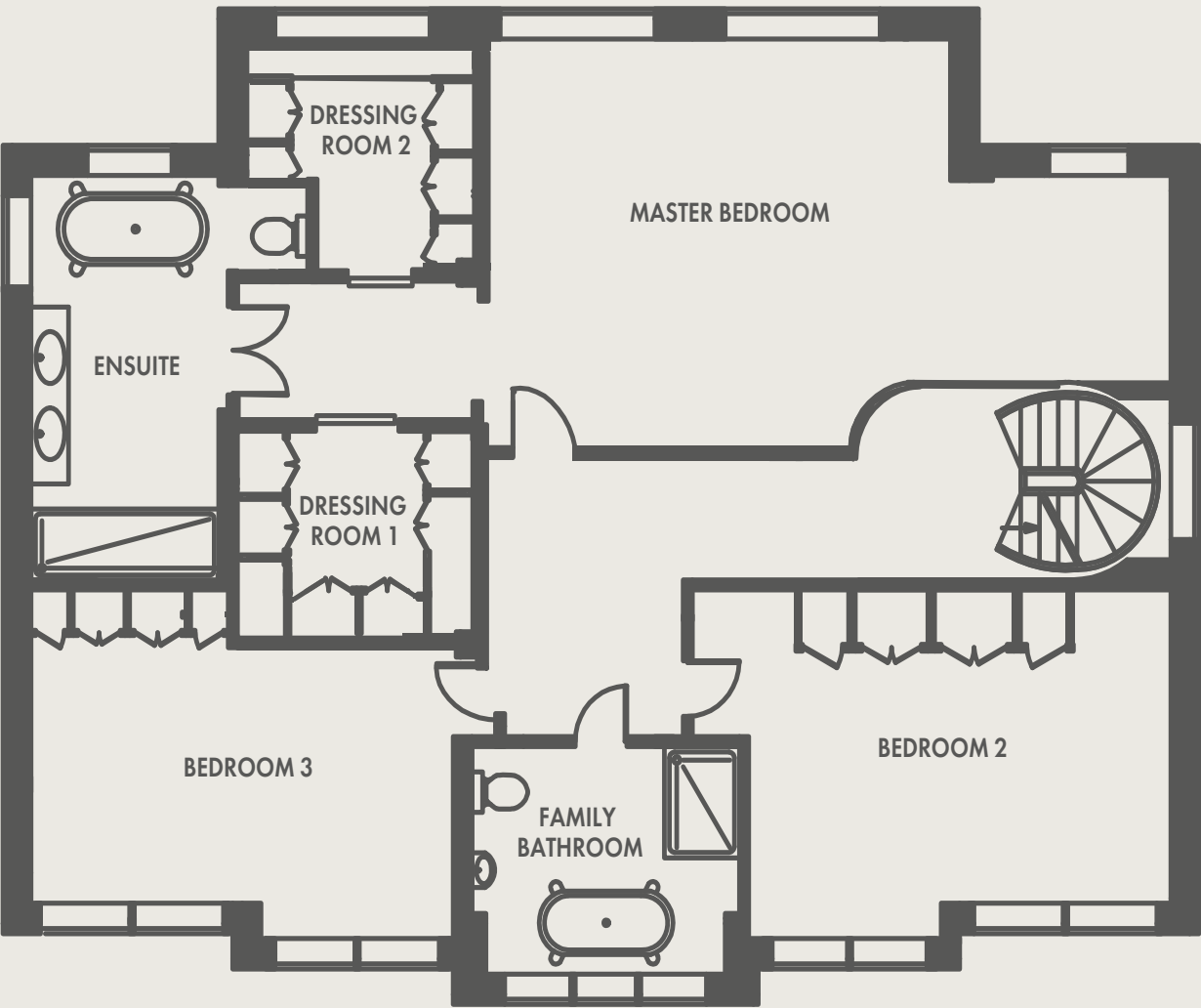


Floor plan for indicative purposes only



# FIRST FLOOR

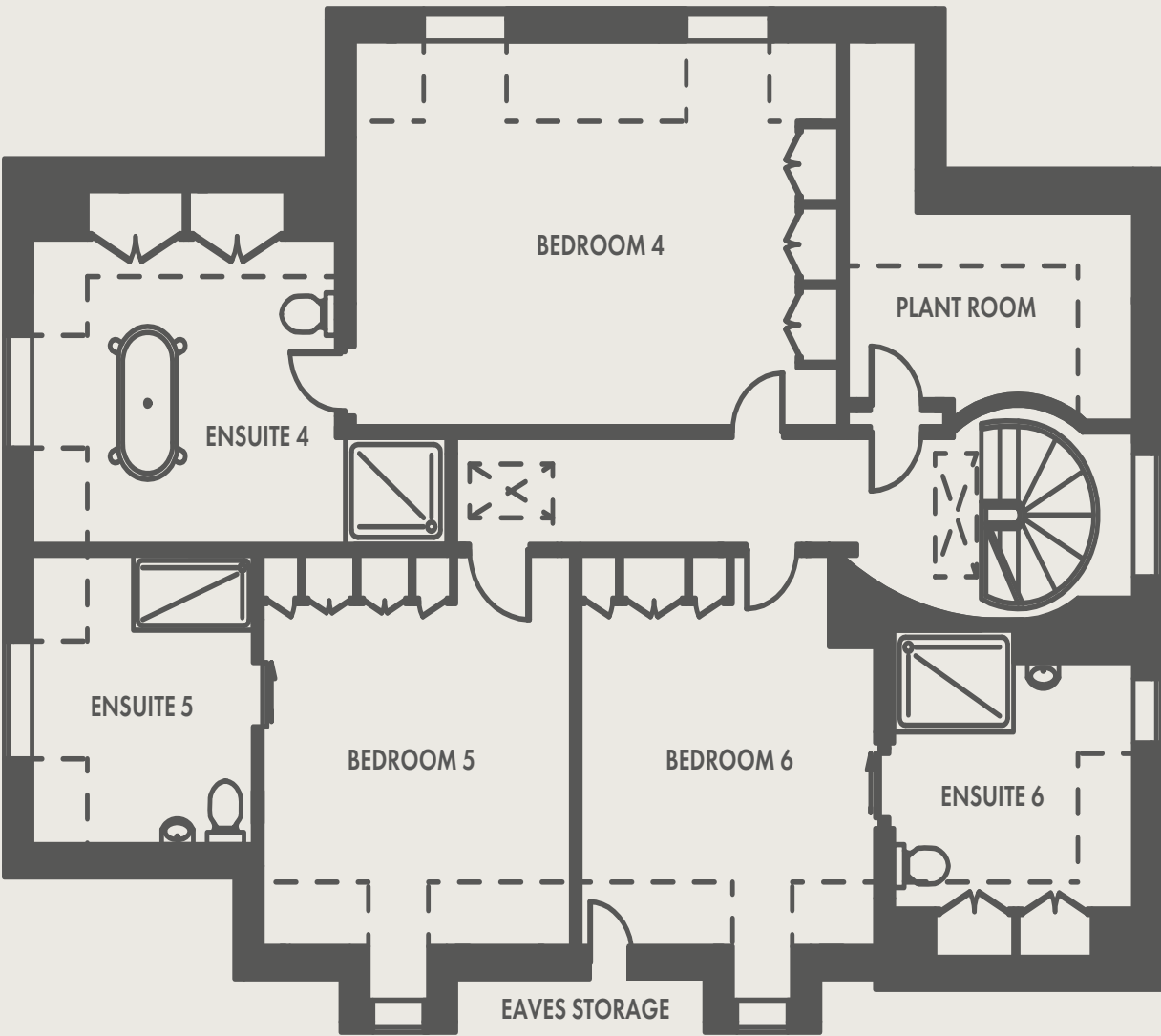
208 SQ M - 2,246 SQ FT



Floor plan for indicative purposes only

# SECOND FLOOR

164 SQ M - 1,760 SQ FT



TOTAL GIA: 8423 SQ FT

Floor plan for indicative purposes only



# SPECIFICATION

## INTERIOR

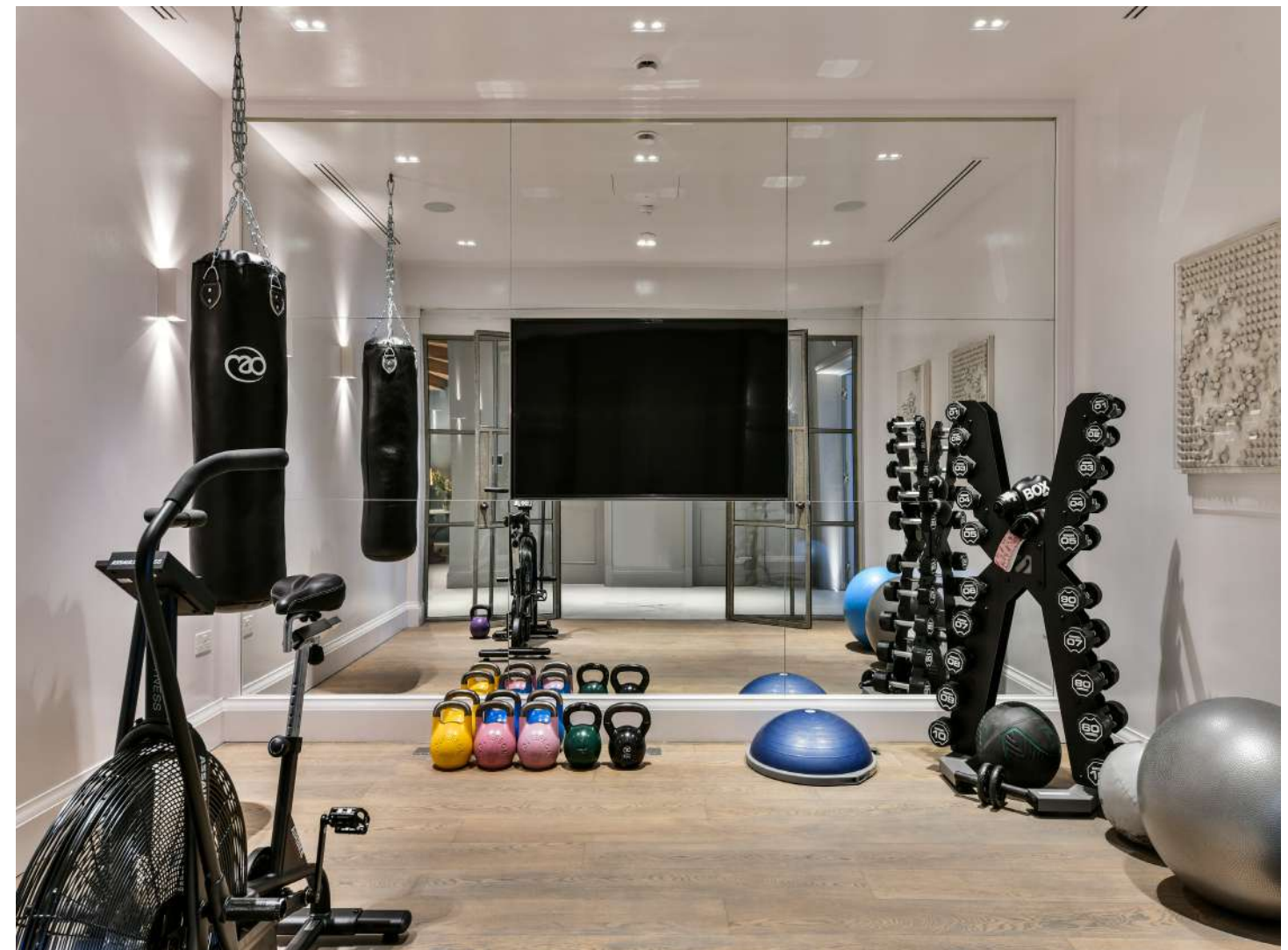
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- Impressive entrance hall with feature solid oak staircase.
- Vast kitchen/dining/living room spanning over 1000sqft, with direct access to the terrace and rear garden.
- Bespoke kitchen units with an extensive range of built-in Miele appliances.
- Two generous reception rooms and an entertainment room with adjoining terrace.
- Self-contained au pair/guest/staff accommodation with adjoining terrace on the lower ground floor.
- Temperature controlled wine cellar.
- Fully equipped gym with comfort cooling system.
- Catering kitchen and utility with a full range of integrated Miele and Siemens appliances.
- Palatial master suite with two dressing rooms, sitting area and spacious en-suite.
- Five further bedrooms on the first and second floor, three with ensuites.
- Underfloor heating throughout.
- Air Conditioning in the master bedroom, entertainment room and gym.
- Integrated wireless audio system in the living areas, entertainment room, gym and master suite

## EXTERIOR

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- Electronic gates to a double entrance driveway with video entry system.
- Integral garage.
- Professionally landscaped front and rear gardens with automatic irrigation system.
- Banham security system with CCTV and 24 hour monitoring.
- Solar thermal panels and air source heat pump.
- Belgian blue stone porch and window surrounds.





# SPECIFICATION

## FINISHES

- Bespoke interior design and colour palette.
- A Lutron Homeworks QS lighting control system for mood lighting.
- Sumptuous kitchen/dining/family room with garden views, complete with marble kitchen island and bespoke seating.
- Sophisticated Banham monitored security system including CCTV plus video and audio door entry system which is linked to Control4 internal display panels.
- 8-zone music system via discrete in-ceiling Bowers & Wilkins speakers, with TuneIn radio and AirPlay features built in.
- High-speed wired and wireless networking throughout, ready to connect to a broadband provider of your choice.
- Five year warranty on almost all fixtures and fittings\*

## LUXURY

- 884sqft master suite with two dressing rooms, sitting area, Italian marble bathroom and garden views.
- State-of-the-art Home Cinema system featuring a 135” projection screen and 4K Sony VPL projector, Blu-ray player and universal remote.
- Beautifully designed landscaping with automatic irrigation system and external lighting.
- Separate self-contained apartment including kitchen and en-suite shower room.
- Gym complete with 65” television and comfort cooling.
- A/C in entertainment room, gym and master bedroom.

## SUSTAINABILITY

- Whole house ventilation and heat recovery system.
- Solar thermal panels.
- Comfort cooling to all areas for optimum indoor air quality.
- Air source heat pump.
- Roof lights flooding house with natural light.
- Smart Heating System – can be controlled remotely over the internet.
- All sustainable attributes contribute to significantly reduced energy bills and a greener future.

\*Subject to terms and conditions







## AFTER SALES CARE

WE AIM TO GO ABOVE AND BEYOND FOR OUR CLIENTS, DELIVERING AN EXCEPTIONAL CUSTOMER EXPERIENCE.

In addition to a ten year warranty on all new homes, Richstone offer a 5 year part and labour warranty on all new major appliances. Their outstanding properties come with free maintenance for the first year (second year through negotiation), allowing buyers to relax and enjoy living in their new home with total peace of mind.

Our comprehensive care package includes garden maintenance visits as well as maintenance and servicing of all heating, lighting, mechanical and electrical systems within your new home.







# LOCATION

## A STONE'S THROW FROM RICHMOND PARK

A highly desirable place to live, Roehampton offers a blend of rural country charm and sophisticated, urban living, in one of South West London's most desirable postcodes.

Langdale House is moments away from probably the most impressive and largest Royal Park in the capital, Richmond Park, which offers 2,500 acres of deer inhabited natural beauty. Close by is the bustling Barnes village, The Roehampton Club, London's premier sports club and Ham Polo Club. Within a 10 minute drive is Richmond Town Centre, which offers the best in cultural, shopping and restaurant pursuits.

There is a fantastic choice of distinguished local schools, many within easy walking distance. Roehampton is well located for fast access into Central London. The West End, Canary Wharf and The City are all easily accessible from Langdale House. From nearby Barnes station, London Waterloo can be reached in under 20 minutes.

London Airports Heathrow and Gatwick are only 25 and 45 minutes away by car respectively.





# RICHSTONE PROPERTIES

Richstone Properties is a London based creator, owner and operator of bespoke high-end residential properties available for both sale and rent.

Together with a carefully selected and multidisciplinary team of now more than forty, we create extra-special properties both in the UK and internationally.

Richstone has gained a formidable reputation over the past two decades for delivering exceptional design and uncompromising quality. Richstone's residential properties are luxurious and sophisticated and created with remarkable attention to detail.

It is this unwavering pursuit of excellence, by a growing team of highly skilled, talented and environmentally-conscious architects and designers, that has led Richstone to win a string of prestigious awards.









RICHSTONE  
P R O P E R T I E S

For all enquiries and bookings please contact:

Lindsey Eden | [Lindseye@richstoneproperties.co.uk](mailto:Lindseye@richstoneproperties.co.uk) | +44 (0) 7734 996 044

[www.richstone.co.uk](http://www.richstone.co.uk)

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The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture.

Applicants are advised to contact Richstone Properties to ascertain the availability of any particular property.