



ROEDEAN CRESCENT

London SW15



REMARKABLE HOME WITH STATE- OF-THE-ART TECHNOLOGY

An incredible opportunity to acquire an exceptional and modern detached family home adjacent to Richmond Park, including indoor & outdoor swimming pools and spa complex



Local Authority: London Borough of Richmond Upon Thames

Council Tax band: H

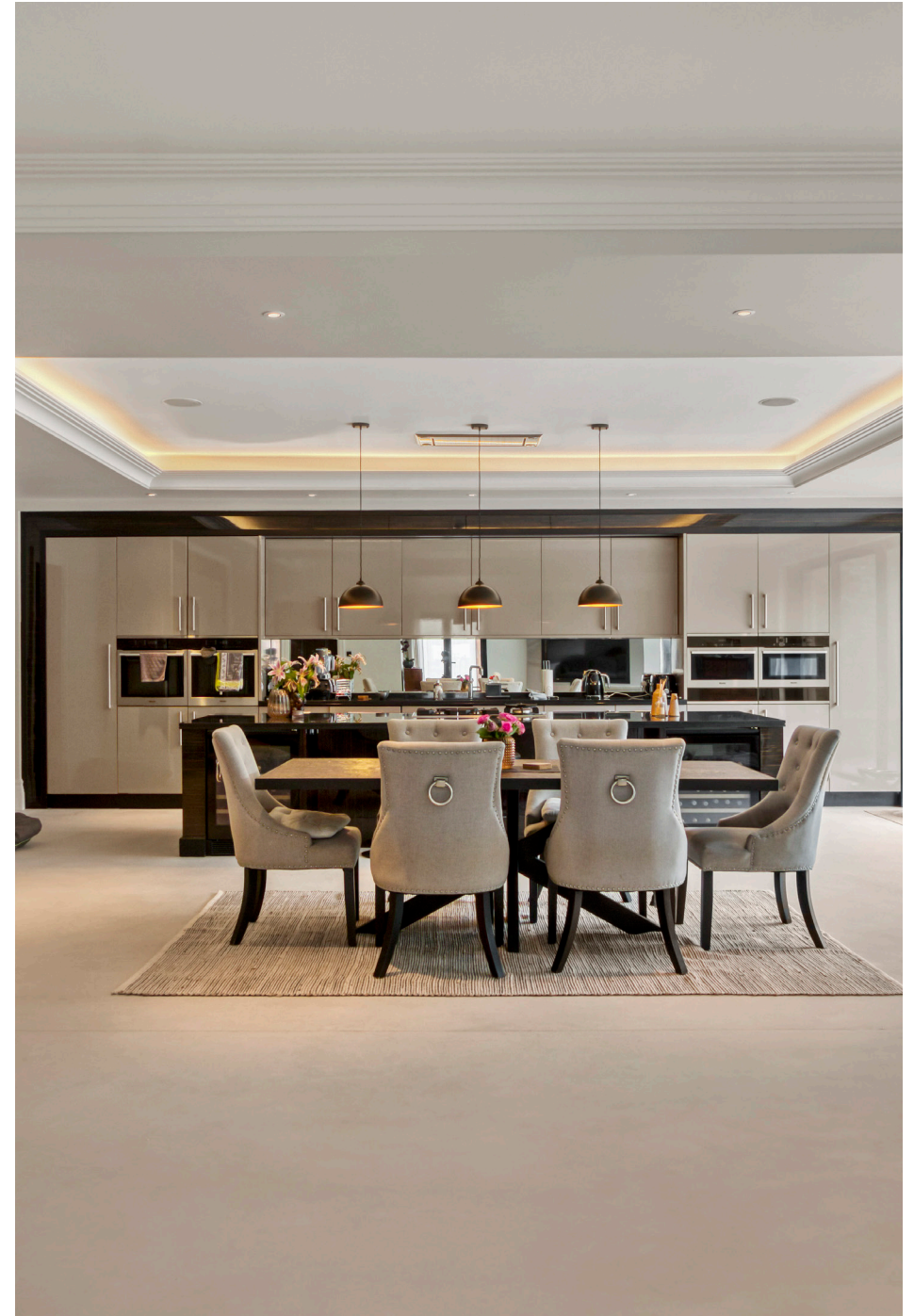
Tenure: Freehold

Guide Price: £11,500,000



INCREDIBLE VOLUME, SPACE AND NATURAL LIGHT

Once inside on the ground floor, the elegant reception hall with a sweeping feature staircase, leads into the kitchen/ reception room with expanse floor to ceiling glass doors, windows overlooking and opening onto the rear terrace and gardens. The bespoke designed kitchen includes built-in appliances through-out. To the right there is a formal drawing dining room which via a set of double doors leads into a formal reception with bespoke storage either side of the gas fireplace. To complete this floor there is a WC, cloakroom, utility room and integral garage. The lower ground floor, has impressive ceiling height through with a extensive indoor pool and spa complex, an extraordinary professional gym, temperature controlled wine/ bar area, fully equipped cinema room, plant room and WC. Through a set of wall to ceiling height glass sliding doors there is direct access into the landscaped garden.







EXTENSIVE SMART TECH CAPABILITIES

The first floor provides a sumptuous and stylish principal suite and comprises of a dressing rooms with built-in bespoke wardrobes, ensuite bathroom and the spacious bedroom area with private terrace and outstanding views of the garden. There are two further bedrooms suites to complete this floor. The top floor has three further double bedrooms, two with ensuites, a family bathroom and a further double bedroom with an ensuite bathroom and separate kitchen area perfect for live in staff accommodation.

There are extensive smart tech capabilities which have been built into the house using Crestron Home Automation, controlling heating/cooling, audio and lights. The exquisitely designed and landscaped gardens offer a number of terraces for entertaining/ dining and feature an outdoor pool to the rear with bespoke pavilion, complete with fully integrated outdoor kitchen with retractable roof and full width glass doors, to create all weather dining and entertaining in comfort.



LOCATION

Due to its prime position, moments from Richmond Park, you are within close distance to some outstanding schools and the many famous attractions that make this area a very special place to live. The property has been significantly remodelled by the current owners in 2023 and has been extensively refurbished to create a remarkable home with state-of-the-art technology, incredible volume, space and natural light.

The house is only moments from the wonderful open spaces of Richmond Park (0.2 mile), a Royal park extending to approximately 2,500 acres.

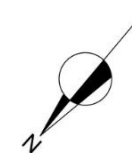
Richmond (2.6 miles), Barnes (1.9 miles) and Putney (2.3 miles) are all close by offering many excellent, shops, bars, cafes and restaurants - with the closest rail station at Barnes, offering a reliable rail service into London Waterloo.

One of the key attractions to this location for families looking to relocate from central London and overseas is the access to numerous first class schools including Ibstock Place (0.4 mile), The Harrodian (2.1 miles), St Paul's & St Paul's Juniors (3.0 miles), Kings House (2.2 miles), The Old Vicarage (4.4 miles), Tower House (0.9 mile) along with many others. Heathrow Airport is approximately 12 miles away.









Approximate Gross Internal Area = 1127.9 sq m / 12141 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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