



## ROEHAMPTON GATE

London SW15



# SEVEN BEDROOM DETACHED PROPERTY

A magnificent and beautifully designed seven bedroom detached house finished to an exceptional specification providing an indoor swimming pool and a wonderful garden.



Local Authority: London Borough of Richmond Upon Thames

Council Tax band: H

Tenure: Freehold

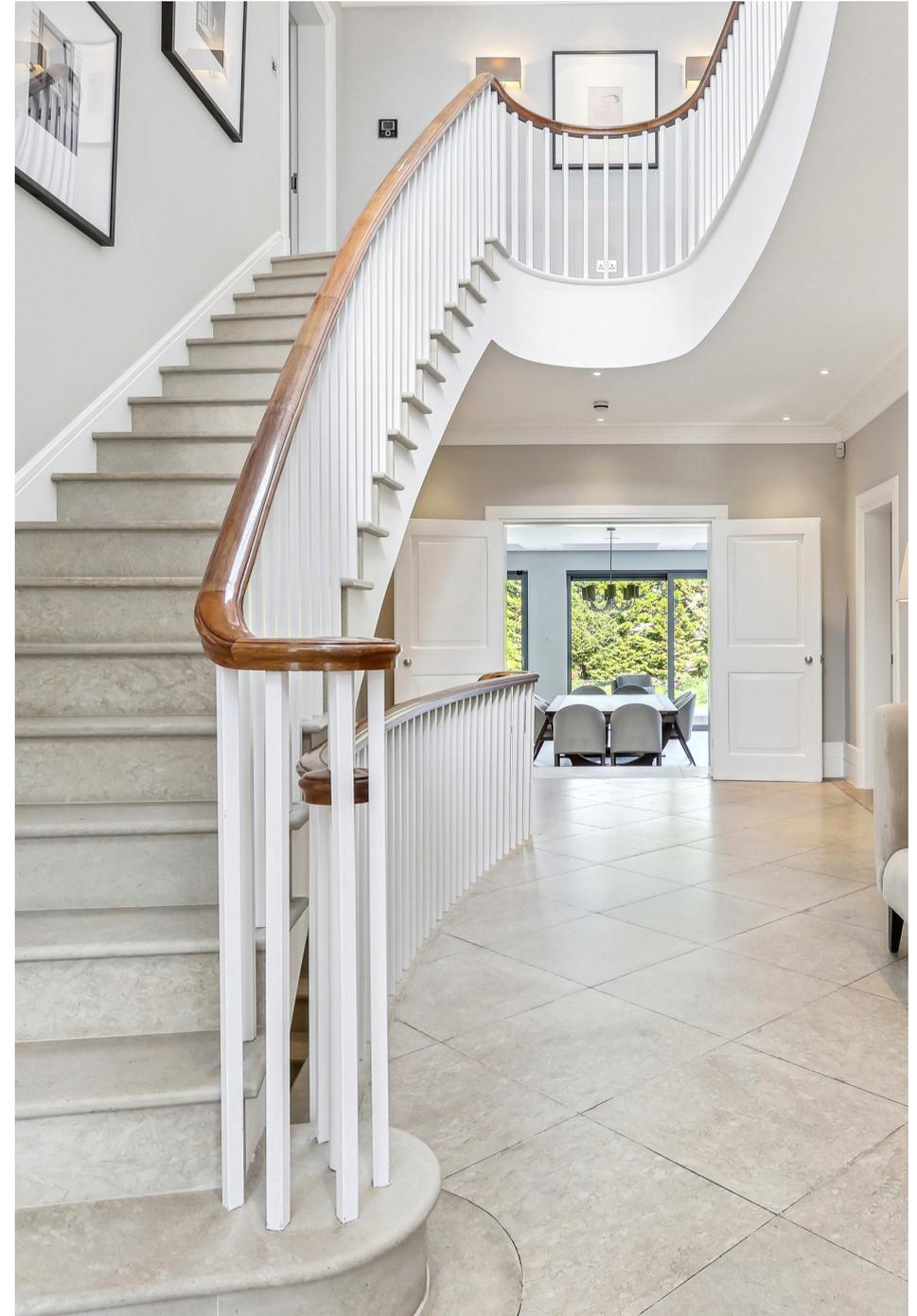
Guide Price: £10,500,000



## FOUR FLOORS EXTENDING TO APPROXIMATELY 10,000 SQ FT

The accommodation is arranged over four floors extending to approximately 10,000 sq ft with gated carriage driveway and a south west facing landscaped garden.

The entrance approach gives a strong first impression, whilst allowing for parking for several cars. On entry, the hallway gives a great feeling of space, whilst featuring the staircase as it cuts dramatically through the house. A large skylight allows light to flood the hall and landings.







## BESPOKE KITCHEN & FAMILY ROOM

The reception areas flow from the hall: to the left is a large study/reception room; to the right is a formal drawing room which gives way, via large double doors, to another grand reception room to the rear. This allows views of and access to the terrace and garden beyond. This space also connects with the bespoke, well planned kitchen/breakfast/family room by Richard Baker with associated fitted furniture. Again, there is access to the terrace and garden which features a hot tub. There is also a walk-in pantry on this floor, a side entrance, an integral garage and a cloakroom.



## SUPERB PRINCIPAL BEDROOM WITH BALCONY

The lower ground floor has great ceiling heights and is given over to leisure with a 8m swimming pool, leisure and gym areas, plant rooms, a wine cellar, utility room and separate cloakroom. There is also a one bedroom suite on this level with its own access ideal for staff or long term guests.

Upstairs, the superb principal bedroom suite spans the whole left side of the house, with a west facing balcony overlooking the garden, two well-appointed dressing rooms and a stunning en suite bathroom, complete with separate shower and freestanding bath. three further en suite bedrooms round off the accommodation at first floor level and on the top floor there are three large double bedrooms which are very well balanced by two bathrooms, one of which is en suite.

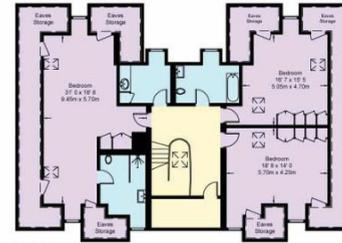








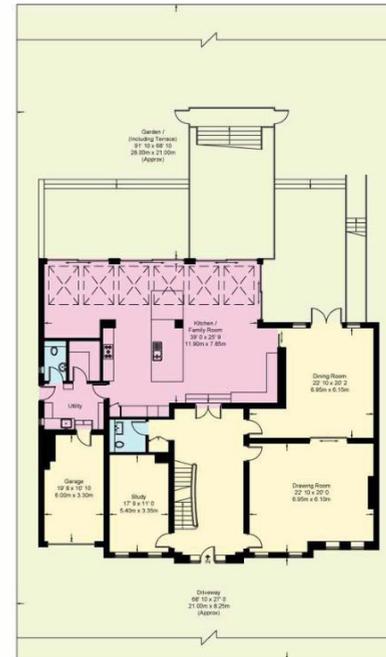
First Floor  
2250 sq ft / 208 sq m



Second Floor  
1530 sq ft / 142.7 sq m  
(Including Reduced Headroom / Eaves Storage)



Lower Ground Floor  
3482 sq ft / 321.6 sq m



Ground Floor  
2885 sq ft / 266.1 sq m  
(Including Garage)

⬜ = Reduced headroom below 1.5m / 5ft

Including reduced headroom/ Eaves Storage  
 Approximate Gross Internal Area = 941.4 sq m / 10134 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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