



## PRESTBURY HOUSE




Hampton Court Road, Richmond KT8





# A GRAND PROPERTY WITH SPECTACULAR VIEWS

A stunning eight bedroom Georgian house overlooking the open spaces of Bushy Park, close to Hampton Court Palace.

			EPC
8	5	4	TBC

Local Authority: London Borough of Richmond Upon Thames

Council Tax band: H

Tenure: Freehold

Guide Price: £3,150,000



## BOASTING STUNNING VIEWS

Originally built for the Kings gardener, this Grade II listed period property dates back to 1743 and has undergone extensive refurbishment by the current owners.

The house stands prominently overlooking Hampton Court Green and backs into the fabulous wide open spaces of the Royal grounds of Bushy Park and with views of the Royal Paddocks. This impressive property is not short on stunning views and offers lateral and versatile living spaces.









## A PROPERTY PRESENTED TO A VERY HIGH STANDARD

The house comprises in total eight bedrooms and five bathrooms which are presented to a very high standard. The property consists of formal reception rooms, family room, dining room and drawing room, plus a grand entrance hall, study, utility room and wine cellar. Located on the second floor is a grand principle suite with en-suite, plus seven further bedrooms and a sizeable balcony.

The property has large gardens and backs onto Bushy Park offering great views. The house and gardens are fully walled and gated giving fantastic privacy and comes with parking for cars, plus a garage.

Given the period nature of the property, there are various structural irregularities that will require any potential purchaser to review and address, as necessary. This may preclude some lending routes and for this reason cash buyers preferred.”





# LOCATED MOMENTS FROM HAMPTON COURT PALACE

The house is located moments from Hampton Court Palace and offers great views over the parks and the palace itself.

Prestbury House is within easy commuting distance of Kingston upon Thames and Richmond offering many fine shopping and dining options, plus multiple transport options throughout the local area; including Richmond.

For those commuting further afield the over ground links you into Central London and Heathrow Airport is a short drive away. There are a number of leading state and private schools close to hand.















Approximate Gross Internal Area = 678.4 sq m / 7303 sq ft  
Including Restricted Height: 12.8 sq m / 138 sq ft  
Out Building: 16.4 sq m / 177 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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