

SUDBROOK HOUSE  
L O N D O N , S W 1 5

RICHSTONE  
P R O P E R T I E S

# STUNNING SIX BEDROOM FAMILY HOME SET WITHIN BEAUTIFUL MANICURED GARDENS



Situated on one of London's most sought after roads just minutes from Richmond Park, the largest Royal park in London. This house is arranged over four floors and has five stunning bedroom suites with Italian marble bathrooms, and a self-contained apartment, and is equipped with a gym, wine room and entertainment room.



5 Bedrooms



5 Bathrooms



Reception Room



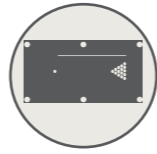
Kitchen/Living/  
Dining



Guest  
Apartment



Gym



Entertainment  
Room



Laundry Room



Garden



Garage





## THE HOUSE

On entering the welcoming hall at Sudbrook, the eye is drawn through the full width hand painted Critall doors to the light-flooded super-sized kitchen and informal living area beyond, where five sets of double doors open out onto a classic iron balustraded verandah overlooking a stunning landscaped garden.





## KITCHEN/LIVING/ DINING

A beautiful open plan kitchen/living area with bespoke cabinetry and a marble topped island. A comprehensive range of sleek integrated appliances effortlessly complete this sensational heart of the family home.

With copious amounts of entertaining space, this stunning room draws people in and creates a focal point in the house.











## BEDROOM SUITES

Five lavish bedroom suites, light-filled and spacious, are spread over two floors. With beautiful marble bathrooms, oak flooring and bespoke cabinetry, sophistication radiates from every room.

The dressing room in the master bedroom can be concealed by seamlessly integrated sliding doors; life at Sudbrook House is simply effortless.



# BEDROOM SUITE TWO



BEDROOM SUITE THREE



BEDROOM SUITE FOUR



# BEDROOM SUITE FIVE





# SELF-CONTAINED GUEST APARTMENT

Perfect for overnight guests or the family au pair/housekeeper, this stunning apartment has a double bedroom with adjoining sitting area, fully-equipped kitchen and bathroom, with French doors opening onto a private courtyard. Independent access to the outside is via a side door and short flight of steps so guests can come and go as they please.



# THE WINE CELLAR





# THE GYM



# THE ENTERTAINMENT SUITE





## THE GARDEN

A lavishly landscaped and planted garden bordered by mature shrubs and trees ensure complete privacy.

A generous space that allows for multiple garden activities and provides a peaceful haven in which to relax after a long day in the city.





## EXCEPTIONAL ARCHITECTURAL DESIGN AND CRAFTSMANSHIP

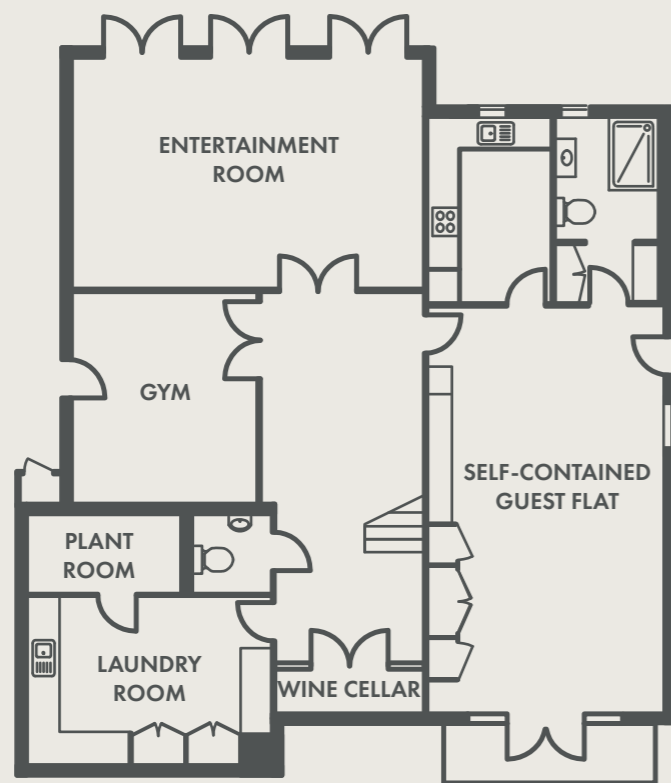
Sudbrook House has been built and designed to be the ideal family home. The spacious rooms that Sudbrook has to offer have been carefully considered in order to maximise space and light and enhance living.

The features that are created and crafted by our in-house team instil a sense of character and uniqueness. The winding solid oak staircase which runs through the centre of the house is crafted in-house and is a timeless focal point.

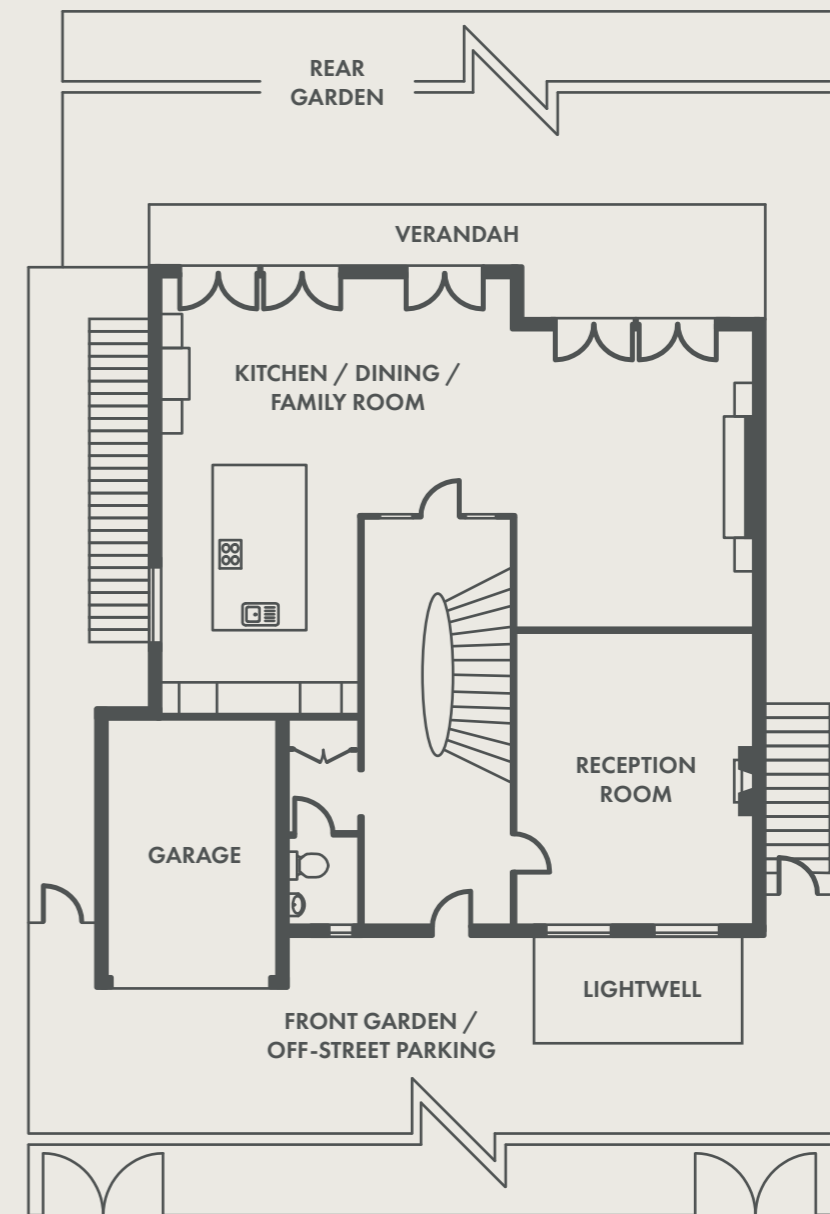
The antique furnishings are hand-picked and sourced from all over the world. They bring the rooms to life and give this contemporary family home a sophisticated feel.



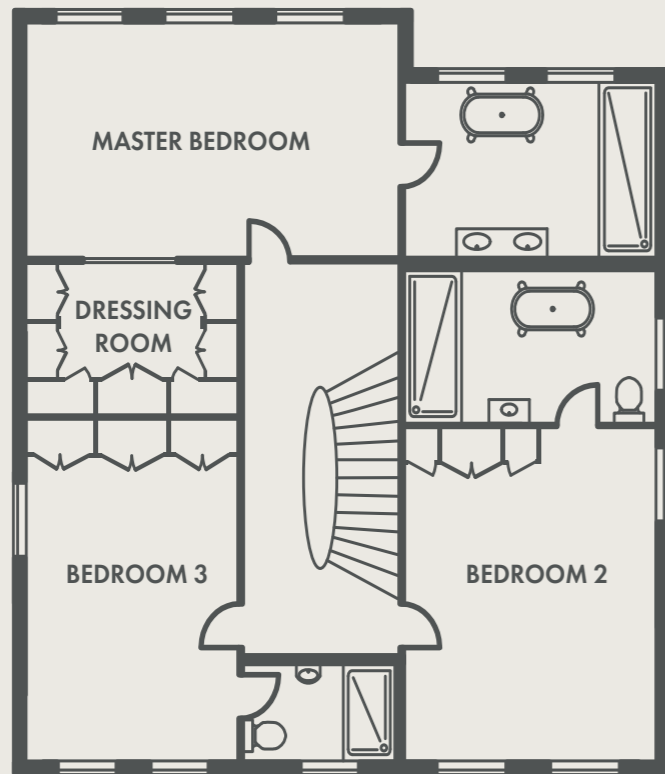
## LOWER GROUND FLOOR



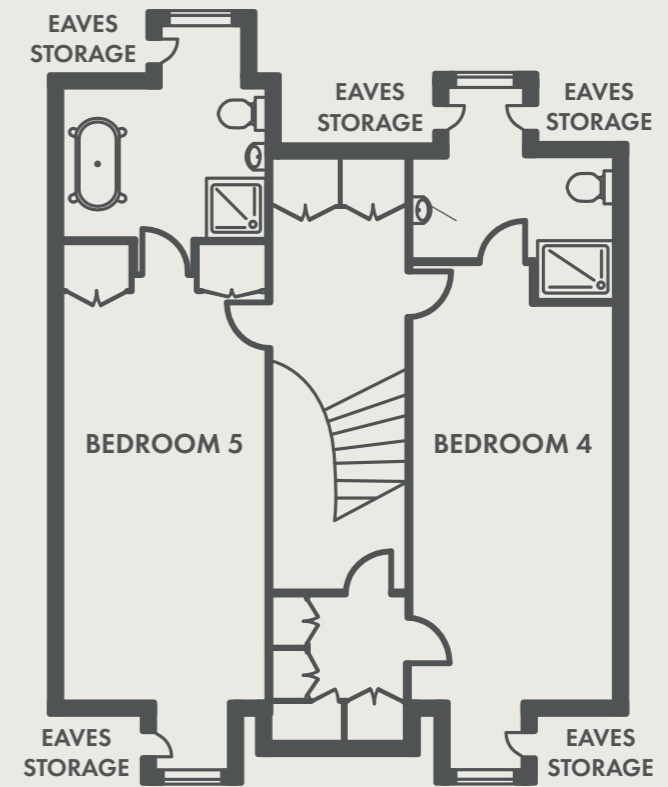
## GROUND FLOOR



# FIRST FLOOR



# SECOND FLOOR



TOTAL GIA: 5750 SQ FT

# SPECIFICATION

## INTERIOR

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- Impressive entrance hall with feature solid oak staircase.
- Vast kitchen/dining/living room, with access to the verandah overlooking the rear garden.
- Bespoke kitchen units with an extensive range of built-in Miele and Siemens appliances, Sub-Zero fridge/freezer and Liebherr wine cooler.
- A generous reception room and an entertainment room with direct access to the garden.
- Palatial master suite with dressing room and spacious Italian marble en-suite.
- Four further bedrooms on the first and second floor, all with ensuites.
- Self-contained au pair/guest/staff accommodation with adjoining terrace on the lower ground floor.
- Fully equipped gym.
- Wine room
- Laundry room with a range of integrated Siemens appliances.
- Mix of underfloor and central radiator heating throughout.

## EXTERIOR

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- Electronic gates to a double entrance driveway with door entry system.
- Integral garage.
- Professionally landscaped front and rear gardens with automatic irrigation system.
- Banham security system with CCTV and 24 hour monitoring.





# SPECIFICATION

## FINISHES

- Bespoke interior design and colour palette.
- Sumptuous kitchen/dining/family room with garden views, complete with Italian marble kitchen island and hand-made cabinetry.
- Sophisticated Banham monitored security system including CCTV plus audio door entry system.
- 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

- Master suite with dressing room, Italian marble bathroom and garden views.
- Beautifully designed landscaping with automatic irrigation system and external lighting.
- Separate self-contained apartment including kitchen and en-suite shower room.
- Fully equipped gym.
- Entertainment room with 75inch TV.
- Wine room.

## SUSTAINABILITY

- Central roof light flooding house with natural light.
- Smart Heating System – can be controlled remotely over the internet.
- 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 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.

Sudbrook 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 5-10 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 Sudbrook 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.



Map not to scale. For indicative purposes only.

## RICHSTONE PROPERTIES

Richstone Properties is a London based private developer, 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, 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.



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

The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to Richstone Properties' policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as statements of fact or representations and applicants must satisfy themselves by inspection or otherwise as to their correctness. This information does not constitute a contract or warranty.

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.