



# THE OLD COURT HOUSE

Richmond TW9



# GRADE II\* LISTED QUEEN ANNE PROPERTY

A once in a lifetime opportunity to acquire one of the finest houses on Richmond Green. The house is being sold with a new Crown lease of 147 years remaining.



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Local Authority: London Borough of Richmond Upon Thames

Council Tax band: H

Tenure: Leasehold, approximately 147 years remaining

Service charge: £1,589.54 per annum, reviewed annually, next review due 2027

Ground rent: Peppercorn

Guide price: £8,495,000



## PROVIDING SPACIOUS & ELEGANT ACCOMODATION

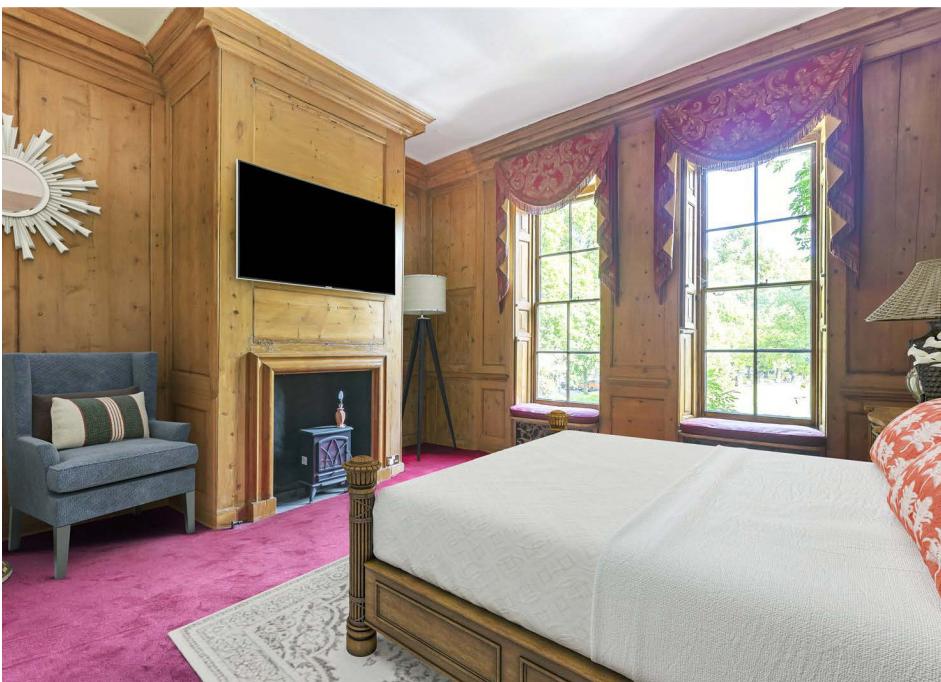
The Old Court House is a Grade II\* listed Queen Anne property, built between 1705 and 1707. The house is being sold with a new Crown lease of 150 years. Also, the property has Planning & Listed Building Consents for works.

In addition to The Old Court House there is the self-contained The Old Court House Cottage which measures 1,021 sq. ft and provides a large reception room, fitted kitchen with access to the garden, bedroom and bathroom.

The main house is arranged over four principal floors and provides spacious and elegant accommodation. Throughout the property there are numerous period features usually found in a property of this age and type. The Adam style door case, elegant staircases and the large box sash windows, with window seats, are just a few of







## MAJESTIC PERIOD FEATURES

On arriving at the house you are instantly impressed with the period grandeur and its historical positioning, with one of the boundaries forming part of the Richmond Palace arch, which leads down to the historic Old Palace Yard.

There is a delightful panelled entrance hallway, with stone tiled floor and high ceilings. Two exquisite rooms fall either side of the hallway, one of them being an incredible bay fronted dining room with feature fireplace, high ceilings and stripped wood floors. The reception room on the other side is equally as impressive with views over The Green.

To the rear of the ground floor there is a fully fitted kitchen with an array of built-in appliances and a kitchen island. A utility room and cloak room complete this floor.

The first floor provides the elegant drawing room which measures over 25 ft wide approximately and is the perfect room to entertain family and friends. This is followed by an additional reception room or bedroom, depending on how the new owners wish to arrange the accommodation and the main bedroom and a bathroom.





## LOCATION

The Old Court House is positioned within the heart of Richmond overlooking Richmond Green, which has been described as "one of the most beautiful urban greens surviving anywhere in England".

The Old Court House and The Old Court House Cottage are only moments from the fabulous amenities of Richmond including, The Orange Tree and Richmond Theatre, numerous bars, restaurants, fabulous shops, boutiques and the two cinemas. Richmond has an abundance of excellent schools and many are within walking distance from the house including Marshgate, Kings House, Thomas College, The Vineyard and The Old Vicarage.







Approximate Gross Internal Area = 646.4 sq m / 6957 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)



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