

The Green Richmond TW9





Guide price:
Available on request

Tenure:
Leasehold

Local authority:
London Borough of Richmond
upon Thames



An exciting opportunity to
acquire one of the finest
houses on Richmond Green.



A once in a lifetime opportunity to acquire one of the finest houses on Richmond Green. Measuring close to 7,000 sq ft, the house is being sold with a remaining Crown lease of 6 years.

The Old Court House is a Grade II* listed Queen Anne property, built between 1705 and 1707. The property is to be sold by informal tender with best and final offers to be submitted no later than midday on Wednesday 12th May 2021.

The lease extension cost for an additional 90 years is likely to be between £7,565,000 and £7,789,000 plus costs, based on subject to contract and without prejudice negotiations.

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 the majestic period features on show.

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.



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."



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.

To the top floor there are four further bedrooms a bathroom and a separate WC. The views from all of these rooms are exceptional with The Green to the front, and Old Palace Yard and the marvellous houses that surround it to the rear.

The lower ground floor is currently used as accommodation for the housekeeper and provides two additional reception spaces, bedroom, kitchen, bathroom and vault.



The walled south west facing garden to the rear is a very special feature and measures 80 ft approximately. It provides a lovely mixture of mature trees, shrubs and plants. To the rear of the garden there is access to the garage, which fronts palace yard and provides off street parking. The palace yard can be used by visitors, if there is space, to park their car while visiting the property.

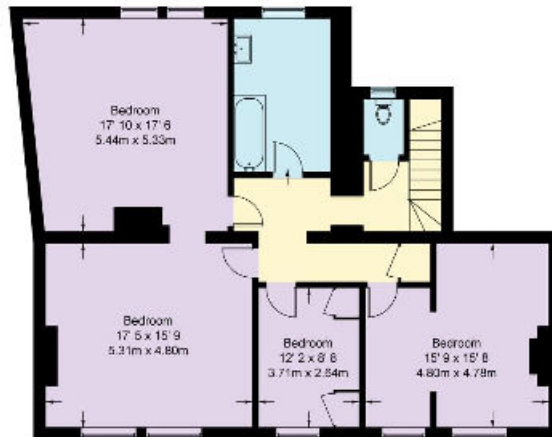
The Old Court House

Approximate Gross Internal Area = 5546 sq ft / 515.2 sq m

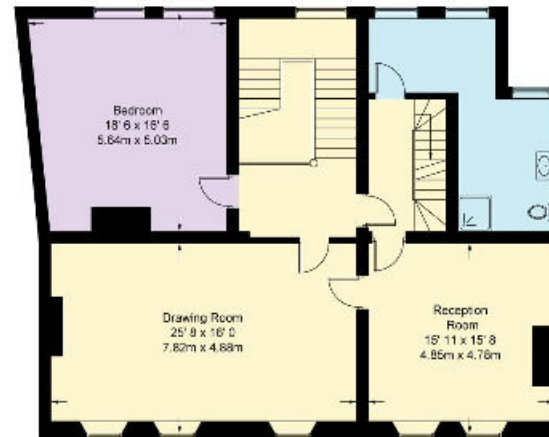
Garage = 317 sq ft / 29.5 sq m

Vault = 73 sq ft / 6.8 sq m

Total = 5936 sq ft / 551.5 sq m



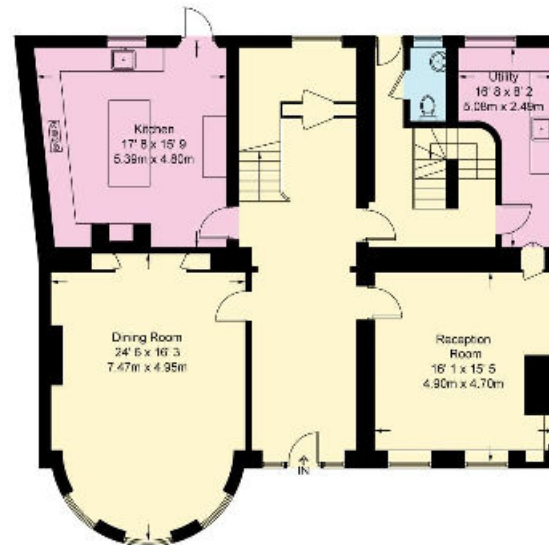
Second Floor
1243 sq ft / 115.5 sq m



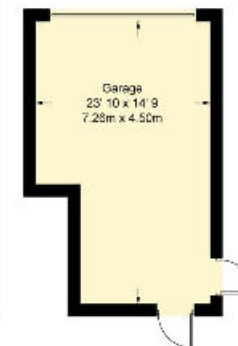
First Floor
1424 sq ft / 132.3 sq m



Lower Ground Floor
1334 sq ft / 123.9 sq m (Excluding Vault)



Ground Floor
1545 sq ft / 143.5 sq m





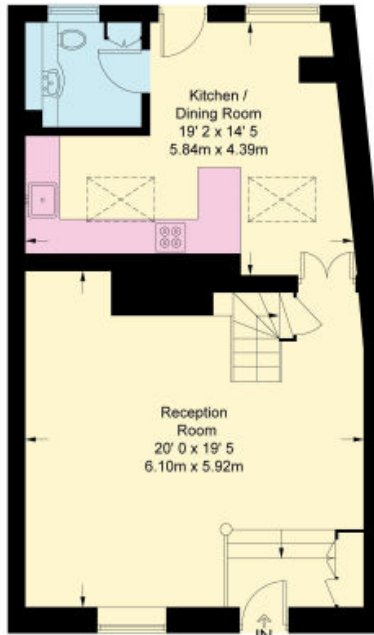
The Old Court House
Cottage.





The Old Court House Cottage

Approximate Gross Internal Area = 1021 q ft / 94.9 sq m



Ground Floor - Cottage
653 sq ft / 60.7 sq m



First Floor - Cottage
368 sq ft / 34.2 sq m

Location

The Old Court House and The Old Court House Cottage (EPC D) 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, The Vineyard and The Old Vicarage.

Richmond Borough is home to some of the finest Royal Parks including Richmond Park, Old Deer Park, Bushy Park and Home Park at Hampton Court. There are several great golf courses and the World Heritage site of Kew Gardens. The River Thames also makes this a very special place to live.

Transport

Transport links to Central London are speedy and excellent with frequent trains via both overland and London Underground's District Line. The property is well placed for access to the A316/ M3, M4 and M25 motorways. Heathrow Airport is approximately 5.8 miles away and can be reached easily by road, train or bus.



The Old Court House / The Old Court House Cottage

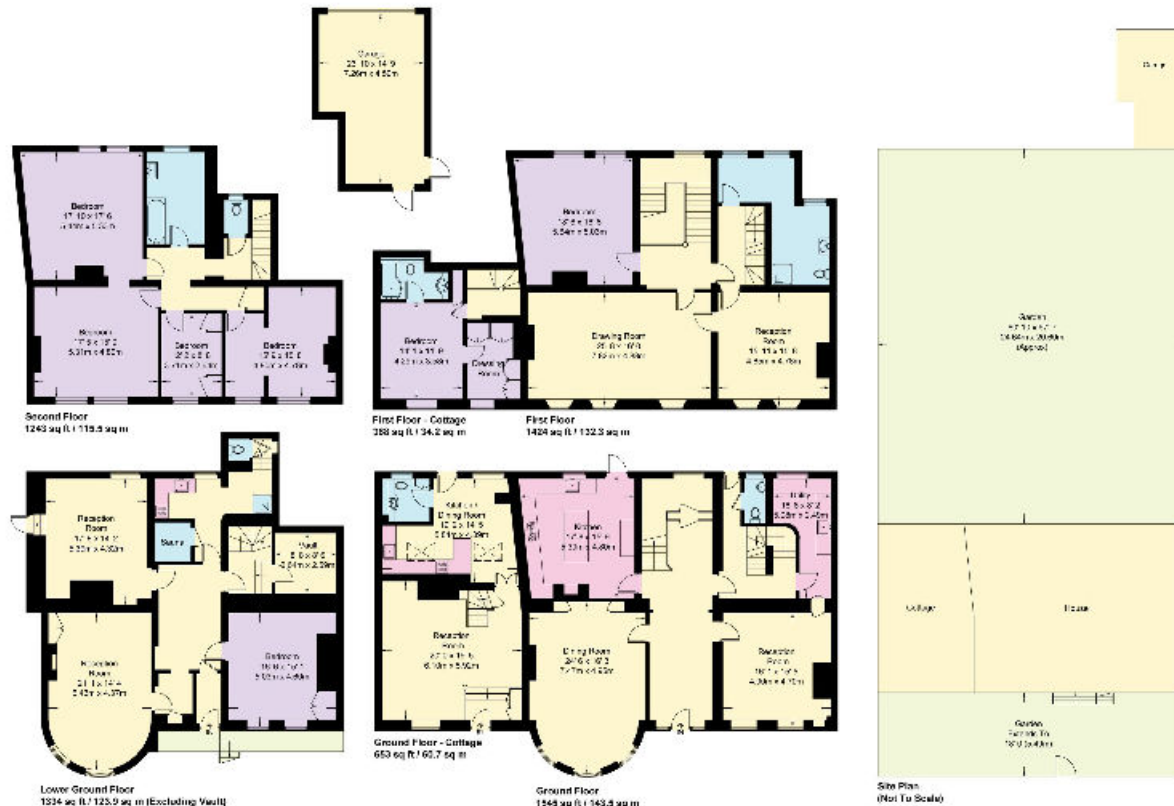
Approximate Gross Internal Area = 5546 sq ft / 515.2 sq m

Cottage = 1021 sq ft / 94.9 sq m

Garage = 317 sq ft / 29.5 sq m

Vault = 73 sq ft / 6.8 sq m

Total = 6957 sq ft / 646.4 sq m



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated April 2021. Photographs and videos dated April 2021.

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