



GARRICK'S VILLA  
LAMBS COTTAGE  
BAKERY COTTAGE  
21-23 HOGARTH WAY  
HOGARTH COTTAGE

PRIVATE FORECOURT  
NO TURNING

**The Garricks  
Hampton**

£900,000

**ChaseBuchanan**

## Key Features

- Viewings accompanied by Chase Buchanan
- Fabulous semi-detached home
- A building of Townscape Merit
- Very well presented throughout
- Three bedrooms. Two bathrooms
- Residents parking & garage
- Stunning communal gardens
- Overlooking River Thames
- Close to amenities & station
- Excellent schools nearby

## Description

This is a fabulous semi-detached family home situated in the historic Garrick's Estate with stunning views over the River Thames and Garrick's Temple with direct access to the attractive communal gardens.

A building of Townscape Merit and very well presented throughout, the accommodation over three floors provides, a wide hallway leading into the dining room, a good size kitchen/breakfast room overlooking the patio garden and a separate WC. A striking mahogany spiral staircase leads up to the first and second floors, with a bright reception room, a double bedroom and bathroom on the first floor and two further bedrooms and a shower room on the top floor.

With direct access to 4.5 acres of communal gardens, originally designed by the famous English gardener and landscape architect, Lancelot 'Capability' Brown.

Very well presented, with a pleasing neutral décor, high ceilings, double-glazed sash windows, good storage options, residents parking and a garage, all add to the appeal.

Located in the sought after Garrick's Estate, moments from the banks of the River Thames and the local amenities on the High Street and Church Street and within easy reach of East Molesey and Kingston town centres. Hampton Station with direct services to London Waterloo and the high street with a variety of shops and restaurants are nearby and some popular schools including Hampton Junior School & Carlisle Infant School. Hampton open air swimming pool, Hampton village, plus the open green spaces of Royal Bushy Park and The Woodland Gardens are all close by. With easy access to the M3/M25 motorways and Heathrow Airport.

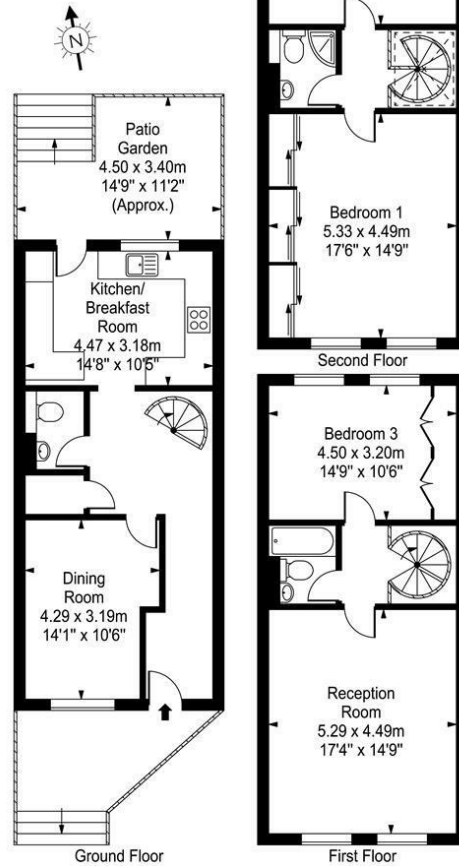
Please contact Chase Buchanan, to arrange a viewing.





# Bakery Cottage

Approx. Gross Internal Area  
144 Sq M - 1550 Sq Ft



ChaseBuchanan

Every attempt is made to assure accuracy, however measurements are approximate and for illustrative purposes only. Not to scale.  
Floor plan by [www.frameworkphotos.co.uk](http://www.frameworkphotos.co.uk)

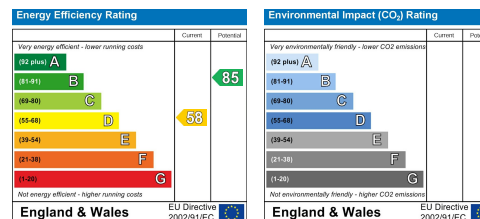
For more information or to book a viewing, please contact:

**020 8941 7576**

hamptonhill@chasebuchanan.london

101 High Street, TW12 1NJ

Care has been taken in the preparation of these particulars, however, their accuracy is not guaranteed and they do not form part of any contract. Measurements stated must be considered maximum.



**ChaseBuchanan**