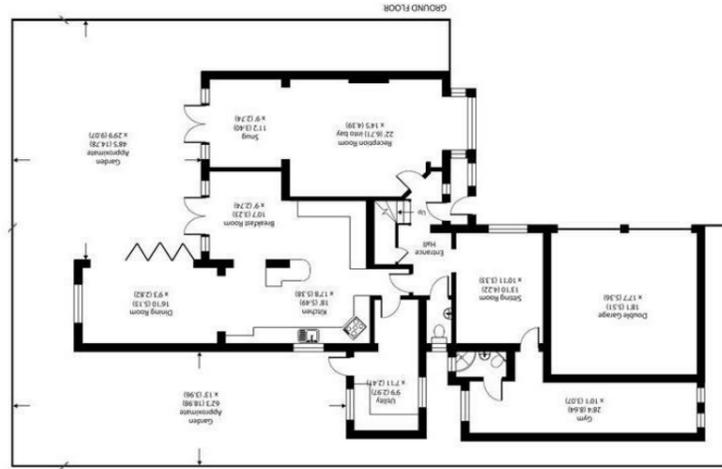


All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not be relied upon for any purpose. These details are offered on the understanding that all negotiations are made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed.

England & Wales	
Energy Efficiency Rating	B
Environmental Impact (CO ₂) Rating	1

Floor plan produced in accordance with RICS Property Measurement Standards (RICS Property Measurement Standard (RICS PS22) (February 2018)) © ndkcom 2023.



Approximate Area = 3093 sq ft / 287.3 sq m (excludes double garage)
 Including Limited Use Area(s) = 148 sq ft / 13.7 sq m
 Total = 3241 sq ft / 301 sq m
 For identification only - Not to scale



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Bainbridge Close
 Richmond TW10 5JJ



Offers In Excess Of £1,800,000

- Private Gated Development
- Detached Family Home
- Six Bedrooms / Five Bathrooms
- Spacious Layout In Excess Of 3,000sqft
- Stunning Extended Kitchen/Dining/Family Room
- South Facing Rear Garden
- Double Garage & Ample Off Street Parking
- Short Walk From Richmond Park
- EPC Rating D
- Council Tax Band H

* Tenure: Freehold

* Local Authority: Kingston Upon Thames

Description

An outstanding detached residence occupying a bold corner position in this private gated development built circa 1997 by the Michael Shanley Group. The property has been significantly improved and completely refurbished with extensions at the front, rear, side and a conversion in the loft. The stunning interior approaching 3000sqft is arranged over three floors but uniquely the larger proportion occupies the ground floor, the fabulous 40' Kitchen/Diner/Family Room is fully equipped with bespoke Clive Christian hand built units and is complemented by a spacious utility room. The impressive 32' drawing room is a wonderful entertaining space complete with custom fitted wiring to enhance the sound and visuals. These reception areas are flooded with an abundance of natural light having full height doors leading directly to the garden, there is also a study area and nanny annex. On the upper floors the master suite is complemented by a sumptuous ensuite bathroom, there are four further bedrooms and three bath/shower rooms all appointed to the highest of standards to include Philippe Starck and Hangsgrohe fittings. Externally the delightful southerly aspect garden offers a great deal of seclusion and there is the real benefit of a double garage with storage and ample parking to the front.

Situation

Bainbridge Close is a sought after development ideally positioned between Richmond and Kingston town centres with their extensive range of retail outlets, bars, restaurants, overland and underground stations providing services to Waterloo and the city. This is a wonderful environment for a family with both Richmond Park and Ham Common moments away. The schooling within the immediate area is excellent. These include: Russell School, the German School, Grey court and Tiffin School for girls. Leisure and sporting facilities include rowing and sailing on the River Thames, golf at Richmond Golf Club, tennis clubs, riding schools and private & public health clubs.

