



32 AILSA ROAD

Twickenham, Middlesex, TW1 1QW



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AILSAROAD

32 Ailsa Road is a stunning red brick Victorian, six-bedroom family home, set in the heart of St Margarets. An elegant double-fronted detached home with over 4,400 sq. ft of stunning accommodation, offering beautiful views and direct access to The Lake Grounds of St. Margarets Pleasure Gardens.

This wonderful home benefits from a private gated sweeping driveway providing extensive parking for approximately three vehicles accompanied with a video intercom system, a single car garage (currently set up as a home office), mature, private, and secluded gardens.

ACCOMMODATION SUMMARY

An extremely spacious home, spread over three floors with tall ceilings and an array of wonderful rooms perfect for entertaining with family and friends.

The property has been tastefully refurbished by the owner, carefully retaining but also enhancing the period's integrity. The large windows and double doors leading from the ground floor rooms allow the natural light to flood through the home and provide access to the beautiful and mature gardens which have many areas perfect for alfresco dining.

The house occupies an enviable position within St Margarets hidden secret Pleasure Gardens.



GROUND FLOOR

As you enter the ground floor through the impressive entrance porch you are greeted with a grand and elegant reception hall with detailed terrazzo flooring to add a touch of luxury.



GROUND FLOOR

There are some stunning rooms on the ground floor including the drawing room, which is extremely spacious boasting a feature fireplace, detailed coving, and a mix of modern and period intertwined.



GROUND FLOOR

To the left of the drawing room is the library room, which is the current owners' favourite room, a perfect place to sit and relax with a book.

The open plan kitchen and living room are both flawless features. You have a large Carrara marble topped central island, bespoke custom cabinetry, with direct access onto the rear terrace.





GROUND FLOOR

Just opposite you have the dining space with a table to accommodate eight guests, another feature fireplace and the original wood floor which highlights the character of this home.



GROUND FLOOR

The lounge is a wonderful space to sit after dinner, either entertaining guests or unwinding for the evening. It's been decorated to reflect the personal style and overall ambience of the home.



GROUND FLOOR

The home office has been designed as the designated work space and mimics a traditional office.

There is also a large utility room with access to the gardens and a perfect space for pets if you do not want to bring them through the main house.

To end the ground floor, you have your all-important WC and a downstairs basement which is set up as a home gym, which includes a storage room and wine cellar.



FIRST FLOOR

The first floor of this spacious family home is accessed via the spacious landing and is made up of three double sized bedrooms.



FIRST FLOOR

The principal suite is truly stunning wall to wall, with a large separate sitting area, feature fireplace, huge double windows that overlook the immaculate gardens.

The overall ambiance of the large en-suite bathroom is flawless. The layout is thoughtfully designed to ensure a seamless flow between different areas like the shower, bathtub, vanity, and toilet. This space benefits from floor to ceiling tiles, a luxurious standalone bath, double sinks, underfloor heating and a large shower.





FIRST FLOOR

The second spacious bedroom benefits from ample wardrobe space, high ceilings, a feature fireplace, and although it is set up as a room for the children, it could easily be your second principal bedroom.

Additionally, to the left of Bedroom Two is a walk-in wardrobe. This is a dream for those who value high-end living, offering space to elegantly store and display your clothing, accessories, and personal items in an organised and sophisticated manner.



FIRST FLOOR

Bedroom 3 is currently set up as a guest bedroom. You also have a wonderful family bathroom to complete the first floor.



SECOND FLOOR

The second floor features an exceptionally spacious bedroom, as well as another guest bedroom, along with a family bathroom.



SECOND FLOOR

Additionally, it includes a spacious entertainment sixth bedroom, offering a versatile space ideal for guests seeking privacy away from the main living areas of the home.



OUTSIDE

The current owner has made the gardens truly beautiful. Mature trees and shrubs have been planted to create a private setting with many outdoor entertainment areas on the terrace.



OUTSIDE

The house enjoys a prime location within, and overlooking, the picturesque Lake Grounds of the St. Margarets Pleasure Gardens (also known as the Trust Grounds). The Lake Grounds are the largest of three exclusive areas, alongside The River Grounds and The Avenue Grounds, spanning approximately 12 acres and reserved for residents' use. The Lake Grounds includes a seasonal tennis court and all the Grounds offer a vibrant social scene with annual events such as a children's sports day, sixties night, bonfire night, carol singing, a barn dance, and a jazz picnic.



LOCATION

St Margarets is an affluent suburb and neighbourhood in the London Borough of Richmond upon Thames, located about 9 miles west-southwest of central London. It is bordered by the Thames Tideway to the northeast and the River Crane to the northwest and north, where the land narrows between the two rivers.

St Margarets has a pretty village feel within walking distance of Richmond and the River Thames. There is a strong community with street parties and fairs.

Notable attractions that surround St Margarets include St Margarets Village, Strawberry Hill House & Garden, Richmond Park, Richmond Green, Twickenham Stadium.

The area closer to Richmond Bridge, distinct from the eponymous railway station, is traditionally known as East Twickenham. Both St Margarets and East Twickenham are often referred to by their post town and historical parish of Twickenham.

Twickenham provides excellent facilities for day-to-day shopping with more comprehensive facilities available in St Margarets or Richmond.

In very close proximity there are several different sporting facilities including the Twickenham Cricket Club, which was founded in 1833, and competes in the Middlesex County Cricket League. You also have multiple Golf clubs and Football clubs.

There are a number of well-established private golf courses:

- Strawberry Hill Golf Club – Strawberry Hill Golf Club is a compact, challenging nine-hole course for golfers of all standards
- Fulwell Golf Club
- The Richmond Golf Club

ST MARGARETS PLEASURE GARDENS

The St Margaret's 'Pleasure Gardens, also known as the 'Trust Grounds,' span approximately 12 acres of scenic parkland, exclusively accessible to residents of the four surrounding roads. These grounds are divided into three main areas: the 'Avenue Grounds,' the 'River Grounds,' and the largest, the 'Lake Grounds,' which features a picturesque lake and charming bridges, one of which is visible from the house. The Gardens also offer seasonal tennis courts and host a variety of social events throughout the year, fostering a vibrant community atmosphere

TRANSPORT:

Twickenham is a vibrant and picturesque suburban district, with its excellent road and rail connections is a real draw. It is an excellent commuter town for London whilst being firmly in the heart of the suburbs.

Twickenham is close to the M4 & A40. Central London can be reached within a 45-minute drive. For international travel, Heathrow Airport is approx. a 30-minute drive and Gatwick Airport is approximately 60-80 minutes.

TRAIN STATIONS:

- St Margarets Station 8 minute Walk
- Richmond Station 1.4 miles

LOCAL SCHOOLS:

The property is in a catchment area for excellent schooling for children of all ages both in the private and state sector. which includes popular grammar schools The local area is renowned for its top tier level of schooling both independent and state. There are both independent & outstanding schools within easy driving distance of the house, which include St Stephens School, Orleans Park, St Catherine's, Radnor House, The Old Vicarage, Kings House and The Vineyard school to name a few.

- St Catherine's School 1.7 miles
- Deer Park School 1.0 miles
- Orleans Park School 0.9 miles
- Radnor House Twickenham 1.7 miles
- St Stephen's Primary School 0.3 miles



Photos by Michael Jasmund and Richard Glendenning

GENERAL INFORMATION

SERVICES:

Mains water, gas, drainage, and electricity.

TENURE:

Freehold

LOCAL AUTHORITY & TAX BAND:

London Borough of Richmond upon Thames, Council Tax Band: H

VIEWING ARRANGEMENTS

Strictly via the vendors sole agents Luxury Property Partners (Pierre Luxe) 07438 891 232, pierreforrester@luxurypropertypartners.co.uk

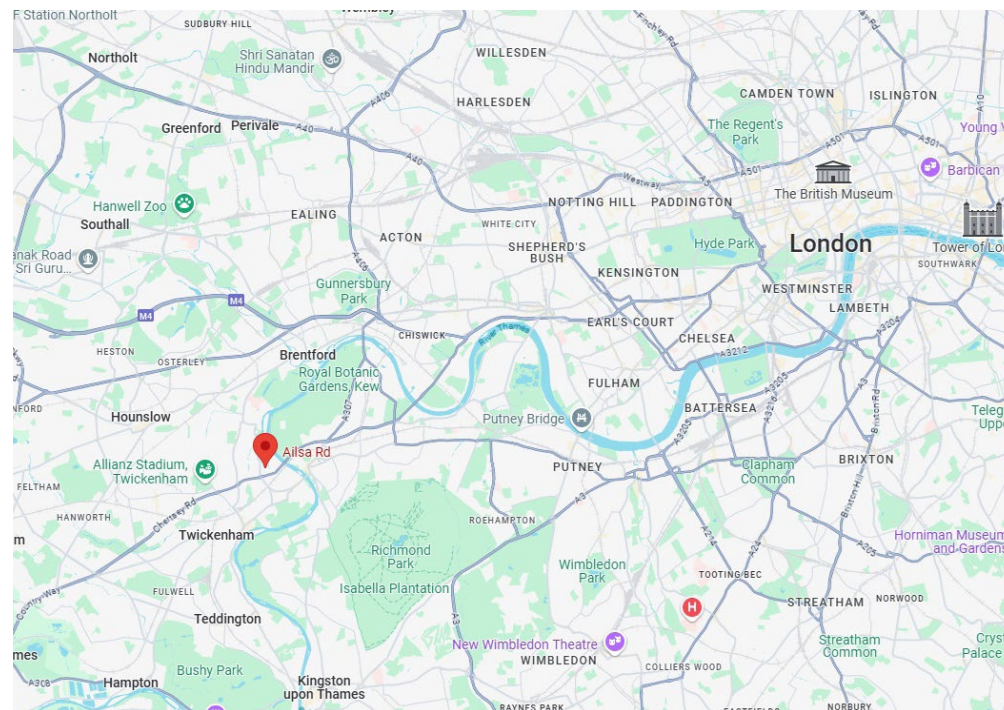
AGENTS NOTES:

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

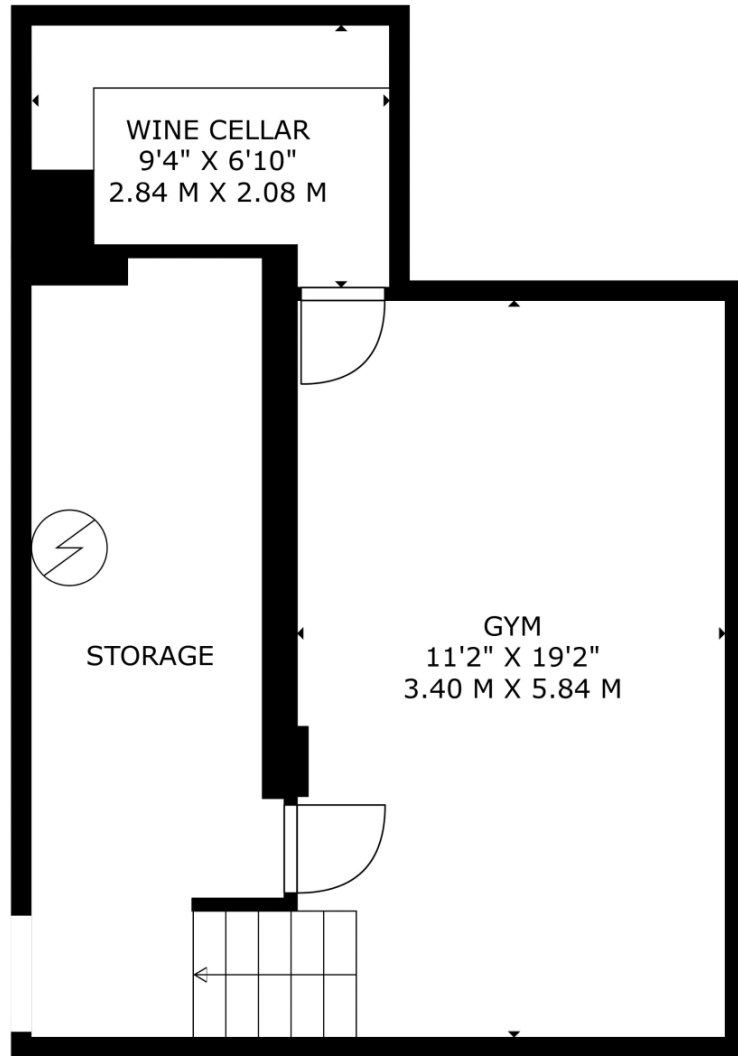
BULLET POINTS:

- Detached & Double Fronted
- Victorian Period Home
- Six Bedrooms & Three Bathrooms
- 4,400 sq ft of Living Accommodation over Three Floors
- Sought After Location
- Extensive Gated Parking
- Stunning Gardens
- Direct Access onto Pleasure Gardens
- Movie/Entertainment Room
- Freehold | Council Tax Band: H | EPC: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



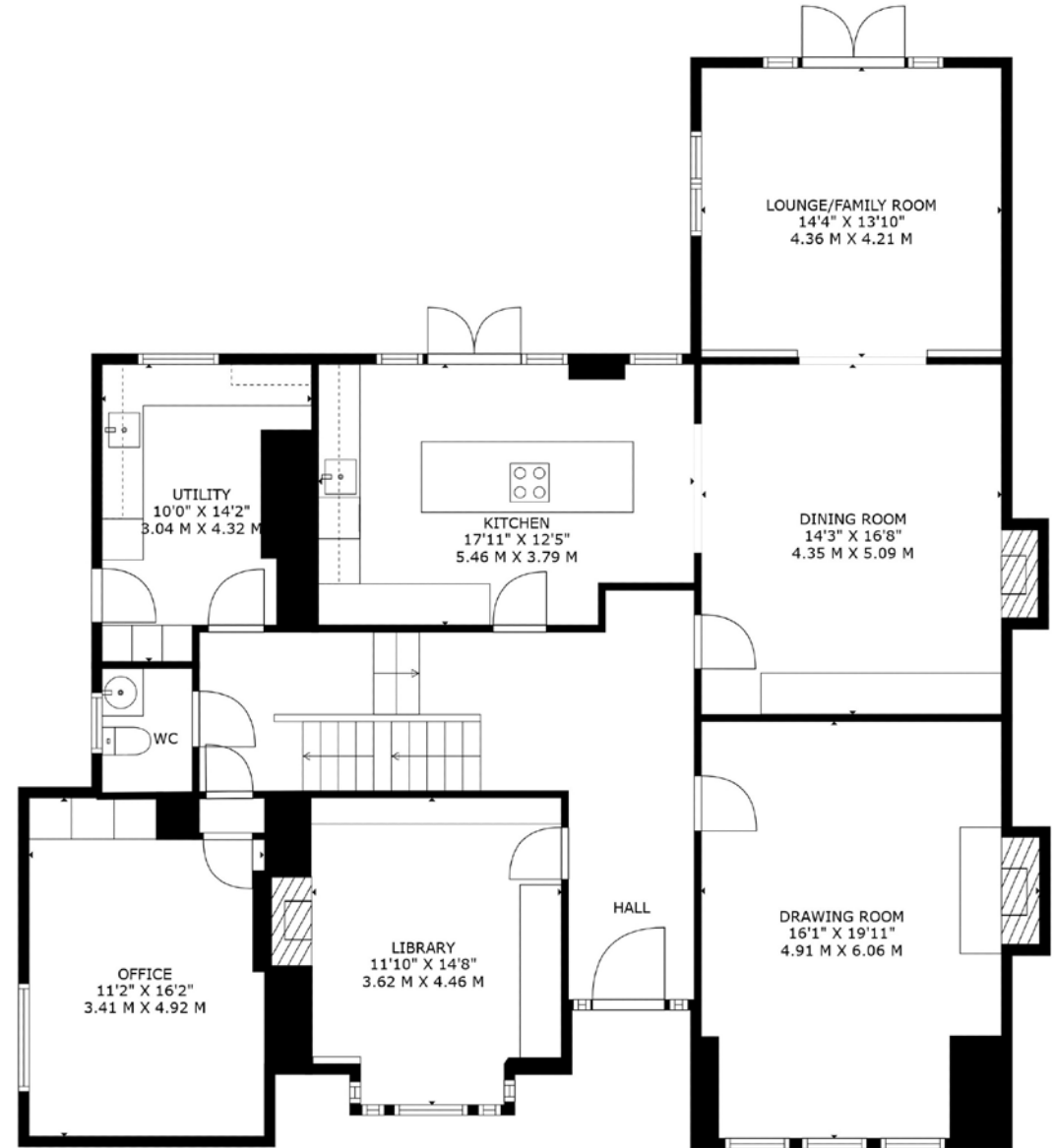
BASEMENT & GROUND FLOOR



GROSS INTERNAL AREA: 4055sq ft, 376m2
 WINE CELLAR: 59sq ft, 5m2, STORAGE: 135 ft, 13m2 FIREPLACE: 82sq ft, 8m2
 LOW CEILING: 130sq ft, 12m2

OVERALL TOTALS: 4461sq ft, 468m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY
 FLOORS MAY NOT BE SHOWN IN ACTUAL LOCATION



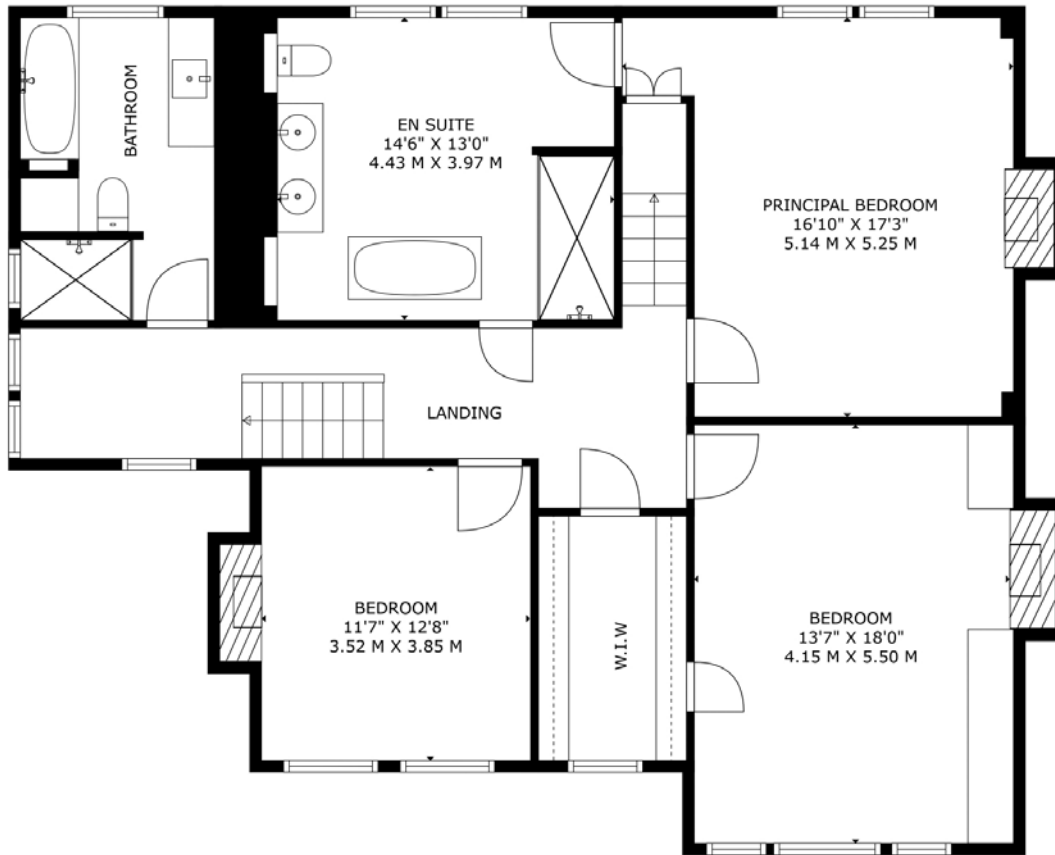
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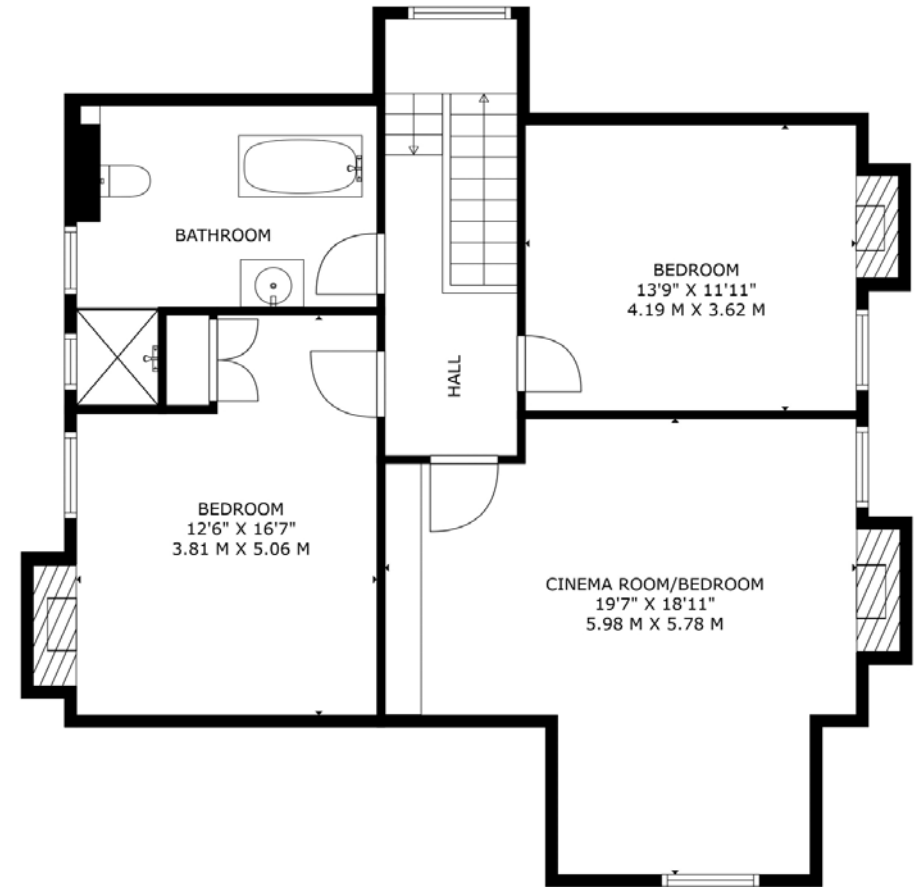
FIRST & SECOND FLOOR



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