



FRAME COTTAGE

Petersham Road, Petersham, Richmond TW10 7DB

A beautifully refurbished and highly efficient detached 1920s home in the heart of Petersham, offered together with a separately titled and fully implemented adjoining garden plot.

Features

- Four bedrooms
- Detached studio annexe
- Mature private gardens
- Garage and driveway parking
- Private access lane (freehold ownership)
- Implemented and fully consented adjoining garden plot

Description

Set back from Petersham Road and approached via its own private lane, Frame Cottage occupies a discreet and sheltered position within established gardens in the heart of Petersham. Built in the early 1920s, the house has been comprehensively refurbished in recent years to create a warm, light-filled and exceptionally comfortable family home, while carefully retaining its period character including original doors, flooring, joinery and fireplace.

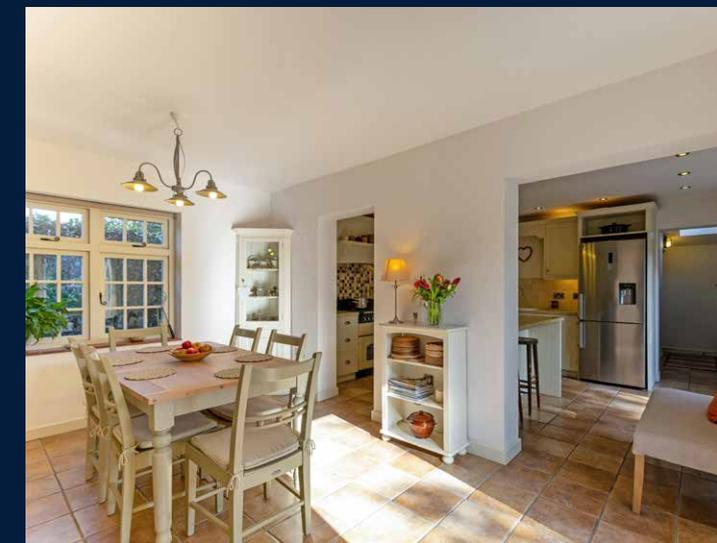
The renovation has been carried out with a strong focus on long-term performance and environmental efficiency. Rather than simply adding features, the works have improved the fabric and functionality of the building, resulting in a house that feels notably quieter, warmer in winter, cooler in summer and provides excellent thermal performance and efficiency. The property holds an EPC rating of B.

Upgrades include a 12-panel solar array, passive flue gas heat recovery device system, high-performance external insulation render, specialist A-rated Accoya timber windows, underfloor heating, low-energy lighting and ventilation systems together with a private well and filtration system, providing an independent water supply. The bespoke kitchen features hand-built timber cabinetry with recycled glass and seashell work surfaces.

The main house provides over 1,600 sq ft of well-balanced accommodation comprising a spacious reception room, open-plan kitchen and dining room, study and utility room. A ground-floor en suite bedroom offers flexibility for guests or long-term adaptability. Upstairs are three further bedrooms, one en suite, together with a family bathroom.

The recently constructed self-contained studio annexe incorporates a shower room and versatile first-floor accommodation, providing excellent flexibility for home working, guests or independent living without compromising the privacy of the main house. The adjoining garage includes a storeroom and work area and is accessed via a gravel driveway with ample parking.

The gardens are mature and well established, including a south-facing courtyard, well-stocked borders and lawned areas, creating a calm and private setting.





Adjoining the house is a separate freehold garden plot with planning permission granted for two additional dwellings (one three-bedroom house and one one-bedroom house) – a rare combined offering with immediate consent and future flexibility.

Lawful commencement has been triggered and services have been installed to the boundary. A purchaser may choose to develop, retain as extended garden space or hold as long-term potential.

Location

Frame Cottage is situated in the heart of Petersham, a highly sought-after village setting positioned between Richmond and Kingston. The area combines a semi-rural atmosphere with excellent connectivity. Richmond Park, Petersham Meadows, Ham Lands and the Thames towpath are all within easy reach, offering extensive green space and riverside walks.

Petersham is home to highly regarded, award-winning eateries, including Petersham Nurseries, The Dysart, The Riverhouse, and Hansel & Pretzel Delicatessen.

The area is well served by a number of highly regarded schools including Grey Court School in Ham, Kingston Grammar School and the Tiffin schools in nearby Kingston, together with The German School London in Petersham and well-regarded primary schools in Richmond.”

Richmond and Kingston provide comprehensive amenities and fast, frequent rail services to London Waterloo. Richmond also benefits from the District Line and London Overground.

Key Information

Services: 12-panel solar array, passive flue gas heat recovery system, mains electricity and gas, private water and drainage. EPC rating: B

Tenure: Freehold

Local Authority: Richmond upon Thames

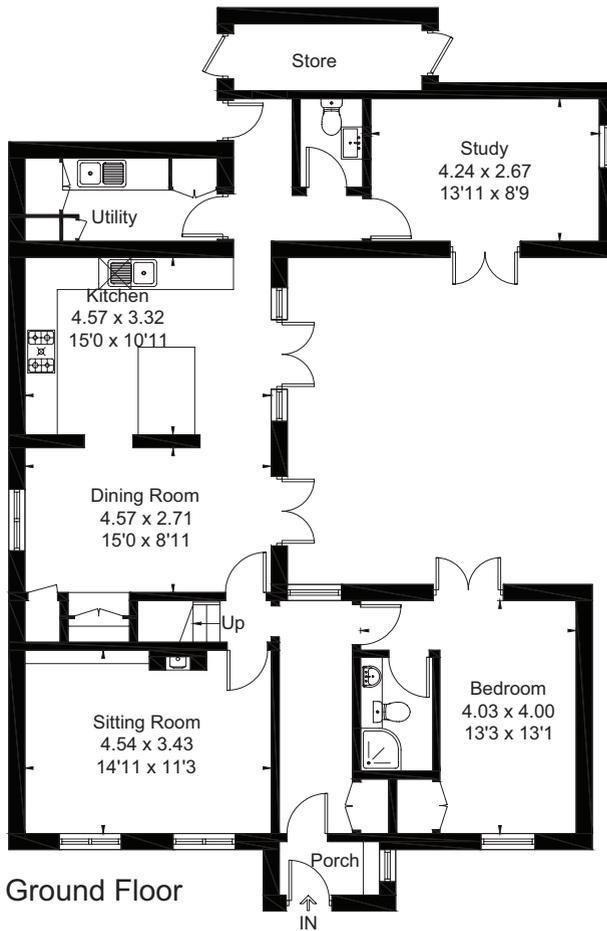
Council Tax Band: F

Viewings

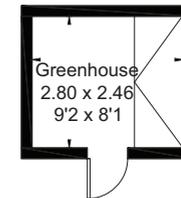
Viewings strictly by appointment through Vigar Property Consulting.



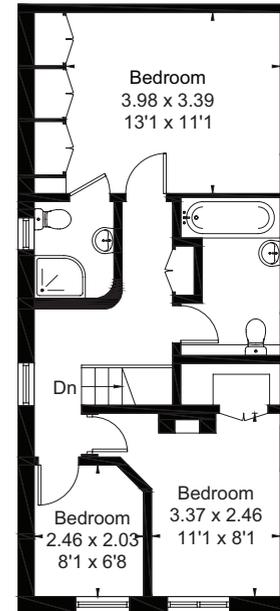
Approximate Floor Area = 157.1 sq m / 1691 sq ft
 Annexe = 66.9 sq m / 720 sq ft
 Outbuilding = 6.9 sq m / 74 sq ft
 Total = 230.9 sq m / 2485 sq ft



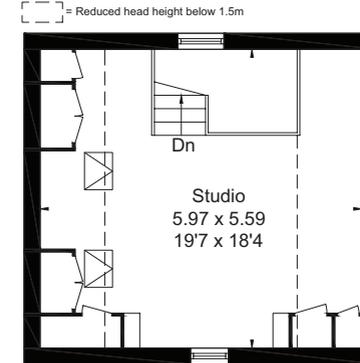
Ground Floor



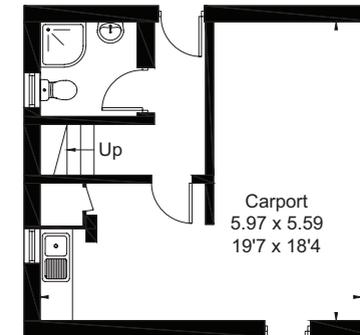
(Not Shown In Actual Location / Orientation)



First Floor



Annexe - First Floor



Annexe - Ground Floor

(Not Shown In Actual Location / Orientation)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		85	85
		EU Directive 2002/91/EC	



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