



91 Holmesdale Road

TEDDINGTON • TW11

91 HOLMESDALE ROAD

Elegant period home on one of Teddington's prime river roads

This impressive period home is situated on one of Teddington's most sought-after river roads and features an exceptional 140ft x 38ft L-shaped garden, complete with a fully insulated and heated cedar-clad summerhouse and versatile workshop/home office/hobby room.

The property also boasts an extended kitchen-family room with high-specification finishes throughout, creating a stylish and beautifully functional living space.



“The garden is truly something special – wonderfully private, beautifully landscaped, and perfectly designed for modern family living.”



91 HOLMESDALE ROAD

Exceptional garden living with striking contemporary extension

This unique family home features a truly exceptional L-shaped garden extending to 140ft in length. The rear section of the garden stretches behind the neighbouring property, creating a wonderfully private, peaceful and beautifully landscaped setting to be enjoyed throughout the year. During the height of summer, the garden enjoys an exceptional sense of seclusion and is not overlooked.

The home itself boasts an impressive rear-extended kitchen-family room. The rear elevation features full-height, triple-glazed Crittall-style glazing, flooding the space with natural light while offering stunning uninterrupted views across the garden. Full-height French doors provide seamless access to the outdoor space, enhancing the connection between inside and out.

91 HOLMESDALE ROAD

Thoughtfully designed living with exceptional attention to detail

The kitchen-family room also benefits from an impressive 5' x 5' Velux opening triple-glazed curved glass rooflight, complete with rain sensor and electric blind. This beautifully designed space features underfloor heating and MVHR (Mechanical Ventilation with Heat Recovery), ensuring a comfortable, energy-efficient environment all year round.

The shaker-style kitchen combines Corian worktops with solid oak cabinetry and integrated premium appliances, centred around an extended island breakfast bar ideal for both family living and entertaining. In addition, the property offers a separate front reception room with bay window and bespoke fitted cabinetry.



91 HOLMESDALE ROAD

Exceptional comfort & craftsmanship

The accommodation extends across two further floors and comprises four double bedrooms, all benefiting from fitted wardrobes and thoughtfully designed storage solutions throughout. A contemporary shower room serves the top floor, while the first floor features a stylish family bathroom, both finished to a high specification with electric underfloor heating.

Further enhancements include additional insulation to the top floor and integrated CAT 6 cabling throughout the property.



91 HOLMESDALE ROAD

Key details

- Contemporary family home
- Impressive 140ft x 38ft L-shaped garden with rear access
- Four bedrooms
- Two modern bathrooms
- Two living rooms
- Impressive kitchen-family room
- Off-street parking space
- High specification insulated-heated summerhouse
- Insulated garden workshop/home office/hobby room
- No onward chain

91 HOLMESDALE ROAD

Landscaped gardens & luxury outbuildings

The beautifully landscaped garden sets this property apart, offering exceptional outdoor living alongside two impressive cedar-clad outbuildings.

A fully insulated workshop provides versatile additional space and could easily be adapted as a home office or studio. The contemporary cedar-clad summerhouse features underfloor heating, WiFi connectivity and a south-facing glazed corner designed to capture the winter sun. The main living area comfortably accommodates a large double sofa bed, while a separate studio space, steam shower room and WC further enhance its flexibility.

Together, these thoughtfully designed spaces provide unique additional living, working or guest accommodation, all positioned within a peaceful setting and benefiting from independent access via a private alleyway.



91 HOLMESDALE ROAD

Floor Plan

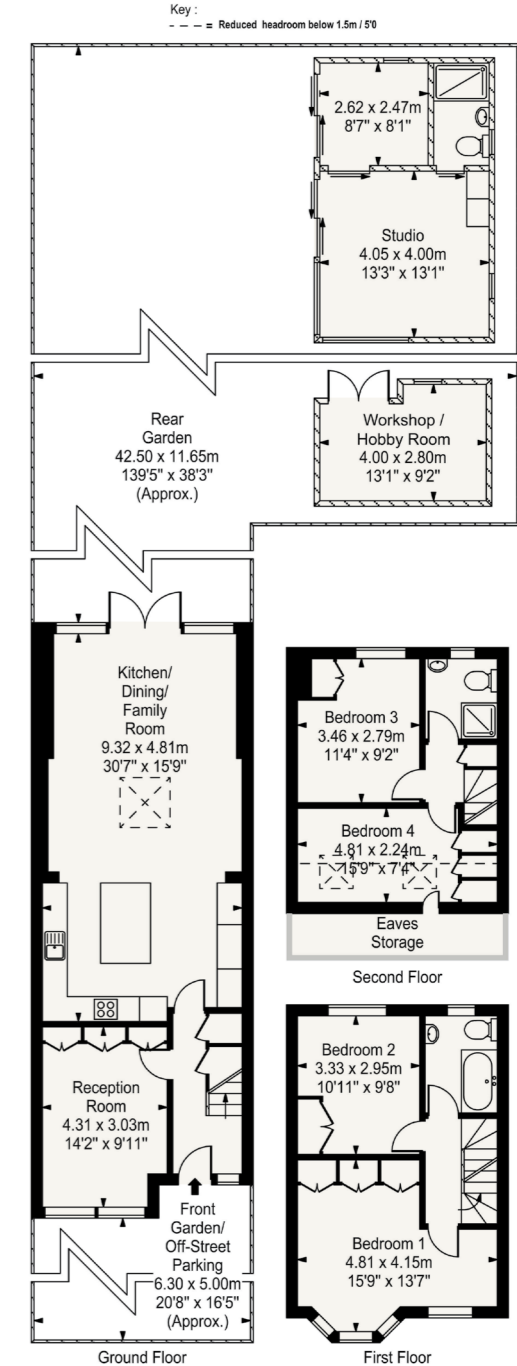
APPROXIMATE GROSS INTERNAL AREA

TOTAL = 169 SQ M / 1819 SQ FT
(INCLUDING EAVES STORAGE, STUDIO & WORKSHOP)

GROUND FLOOR	METRES	FEET/INCHES
Reception Room	4.31 x 3.03m	14'2" x 9'11"
Kitchen/Dining/ Family Room	9.32 x 4.81m	30'7" x 15'9"
Studio	4.05 x 4.00m	13'3" x 13'1"
Office	2.62 x 2.47m	8'7" x 8'1"
Workshop/Hobby Room	4.00 x 2.80m	13'1" x 9'2"
Front Garden/Off-Street Parking (Approx)	6.30 x 5.00m	20'8" x 16'5"
Rear Garden (Approx)	42.50 x 11.65m	139'5" x 38'3"

FIRST FLOOR	METRES	FEET/INCHES
Bedroom 1	4.81 x 4.15m	15'9" x 13'7"
Bedroom 2	3.33 x 2.95m	10'11" x 9'8"

SECOND FLOOR	METRES	FEET/INCHES
Bedroom 3	3.46 x 2.79m	11'4" x 9'2"
Bedroom 4	4.81 x 2.24m	15'9" x 7'4"



This impressive home is offered to the market with no onward chain.

EPC Rating: C

Price: £1,595,000



DANIEL JOHNSON

exp

Important: I would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact me before viewing the property.

T 020 8102 8883
M 07717 822 744
E daniel.johnson@expuk.com

Expertly local.
Personally invested.

Get social with me  
[danieljohnson.expuk.com](https://www.danieljohnson.expuk.com)