



DANIEL JOHNSON
exp

Thames Street
Hampton

Guide Price
£1,350,000

Thames House, Thames Street Hampton

- Grade II listed family house
- Near 100ft rear garden
- Fully restored – contemporary throughout
- Separate habitable coach house
- Over 2750sq ft internal space
- Five double bedrooms
- Four reception rooms
- Separate coach House
- Garage & Off-street parking – 4 cars
- Separate utility space

An exceptionally enchanting yet practical family house with coach house, offering a total of over 2750sq ft internal floor space, off-street parking area to the side plus a garage and a 97ft garden.

Originally built in the 16th century, this amazing property has since been cherished through the years and extended in size to offer a total of over 2750 sq ft of internal space. This includes an amazing coach house at the end of the 97ft garden with its own impressive 20ft by 18ft entertainment space and first floor accommodation, above.

The property exudes charm throughout with quirky features, original fireplaces in most rooms and enclosure that leaves you feeling like you are in another world! The current owners have much more recently renovated the house throughout and with an EPC rating of D certainly meets very modern standards of living.





Thames House is situated in the heart of Hampton Village, set behind the original wall and as one enters through the main front door and past the lobby, one is offered a spacious & charming foyer reception featuring a log burner. To the side the second reception room, currently utilised as a dining room, would also make for the perfect study room perhaps.

The main living space is situated to the rear with the fabulous 20ft by 16ft living room offering triple timber, double-glazed French doors on to the garden.

The contemporary 'Shaker-style' kitchen-dining room also leads to the rear and is supported with a separate utility room, ground floor WC (access to cellar) plus an external 'dirty boots' drying room where the boiler is situated (and which has not been included in the floorplan).

The main accommodation, in addition to the coach house is all situated on the first floor of the property and provides four double bedrooms. The 'favourite' bedroom is to the rear with access to a terrace over-looking the garden. There is an en-suite off the main bedroom plus a family bathroom with traditional roll-top bath plus separate shower.

In practical terms, this impressive and practical family house is located just half a mile from Hampton train station and with a garage plus private space to park 4 cars one has modern-day options. In the near vicinity one has a secection of popular pubs & restaurants plus the ferry to Hurst Park, across the river. It also falls within catchment area for many of the area's most sought after state schools. It is also well located for the further array private educated options Hampton is well known for, including Hampton School, Twickenham Prep and LEH.



54 Thames Street, Hampton

Approximate Gross Internal Area = 253.0 sq m / 2728 sq ft
(Including Garage)



Illustration for identification purposes only, measurements are approximate,
not to scale. Fourlabs.co @ (ID1336125)

O: 020 8102 8883

M: 07717 822 744

E: Daniel.johnson@expuk.com

W: danieljohnson.expuk.com

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