



JAMES  
ANDERSON

Park Holme Cottage  
London SW14  
£1,895,000





## Park Holme Cottage London SW14

A rare opportunity to acquire this charming c1860 three-bedroom, Victorian cottage in a unique and idyllic position. Bordering Richmond Park, the home is at the end of a private lane leading from Fife Road and directly overlooks Sheen Common. Paths lead directly into Sheen Common Woods and into Richmond Park via a pedestrian gate.

One of only three cottages on Sheen Common which are hardly ever available, the property has been refurbished to a high standard throughout and offers well-planned accommodation arranged over two floors. On the first floor the light and airy principal bedroom benefits from triple aspect windows, a dedicated dressing room and the adjacent family bathroom. The second bedroom features two original Victorian fireplaces and a stylish en-suite shower room.

On the ground floor, a welcoming hallway leads to an impressive open-plan living space centred around an attractive fireplace with a log burner. This flows seamlessly into the stunning kitchen-dining area, ideal for both everyday living and entertaining, complete with integrated appliances and a central island. A modern shower room, utility room and a spacious double bedroom complete the ground-floor layout.

The living areas benefit from an integrated Sonos sound system and there is a Cat6 ethernet networking throughout the property with full fibre 100 Mbps broadband.

Outside, the private and enclosed garden enjoys a sunny westerly aspect and is directly accessed from the kitchen, providing a wonderful space for outdoor relaxation and entertaining.

Located within a few minutes' walk from the highly regarded Sheen Mount and Tower House primary schools, this is a truly special home offering a fantastic opportunity to live in and enjoy one of the area's most sought-after locations.



































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Approximate Gross Internal Area = 1528 sq ft / 142 sq m



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This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.







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