

ORMELEY LODGE

RICHMOND





Ormeley Lodge

Ham Gate Avenue, Richmond

Ormeley Lodge is a beautiful early Georgian property set in a semi-rural pocket roughly 10 miles from Hyde Park Corner, enjoying a superb position between Ham Common and Richmond Park. Richmond Golf Club and Sudbrook Park border the property to the north and east, while the untouched Ham Common Woods Nature Reserve lies directly to the south, opening onto Richmond Park's 2,500 acres.

Built at the tail end of the Queen Anne era and the dawn of the Georgian period, the house blends English Baroque and Classical influences, with generously proportioned rooms full of light beneath high ceilings. The principal rooms reach an average of 3.4 metres, just over 11 feet, capturing the balance and order so characteristic of early 18th century design and craftsmanship.

Remarkably, the estate has survived into the 21st century complete with its self-contained guest and staff accommodation and magnificent walled gardens, today featuring generous herbaceous borders, wildflower meadows, an orchard, fruit and vegetable gardens, an aviary, an all-weather tennis court and a secluded modernist swimming pool with a south-facing pavilion.

To the west of the main house, Ormeley Mews flanks a courtyard, providing garaging, a gardener's store and staffroom with a service flat above, along with separate staff and guest cottages.

- Principal bedroom suite with study
- Second bedroom suite with dressing room
- Guest apartment with sitting room
- Total of 10 bedrooms and 7 bathrooms
- Drawing room
- Library
- Dining room
- Kitchen
- Pantry
- Breakfast room
- Staff room
- Wine cellar
- Extensive storage
- Garaging & parking
- Separate staff and guest cottages
- Additional detached guest house
- Traditional English walled gardens and grounds with swimming pool & all-weather tennis court
- Freehold interest offered for sale
- In all, the estate extends to about 2.3 acres
- Total gross floor area circa 16,000 sq ft



Ormeau Lodge Cottage

Ormeau Mews

Ormeau Lodge











History

1714-16

Ormeley Lodge is thought to have been constructed on the site of a rural cottage set within an orchard. Thomas Hammond, son of the wealthy Teddington landowner Leonard Hammond, commissioned the build, and the property was subsequently let to Nicholas Leke, 4th Earl of Scarsdale, politician and courtier, followed by Horatio Walpole, later 1st Baron Walpole, diplomat and politician.

1763-67

Charles Townshend, who served as Chancellor of the Exchequer under William Pitt the Elder, along with his wife Caroline, 1st Baroness Greenwich, the eldest of four daughters born to John Campbell, 2nd Duke of Argyll (of neighbouring Sudbrook Lodge), and previously widow of Francis Scott, Earl of Dalkeith.

1767-95

Ownership remained with the Townshend family, who let the property to Baron Johann Friedrich Karl von Alvensleben, a jurist appointed by King George III as Minister for Hanoverian Affairs.

1812-27

Sir John Sinclair MP, 1st Baronet of Ulster, a Scottish politician, military officer and writer who served as the first president of the Board of Agriculture, together with his second wife Diana Macdonald, daughter of Alexander Macdonald, 1st Baron Macdonald. Among their many children was their eldest son George, who married Lady Catherine Camilla Tollemache in 1816.

1894-1922

Charles Hanbury-Tracy, 4th Baron Sudeley, a Liberal politician, and his wife Ada Maria Katherine Tollemache, niece of Lionel Tollemache, 8th Earl of Dysart, owner of nearby Ham House. Ada was born at Ham House and went on to write its first detailed account, published in 1890.

1949-54

Following the 1949 auction of the Tollemache estates at Ham, Ormeley Lodge was purchased by Ronald Alfred Lee, a foremost expert on English clocks, who ran the property both as a residence and as showrooms for his antiques business.

1954-64

David Fane, 15th Earl of Westmorland, who served as a Lord-in-waiting to Queen Elizabeth II, with his wife Jane, daughter of Sir Roland Findlay Bt, and their three children.

1964-75

John Scott-Ellis, 9th Baron Howard de Walden and 5th Baron Seaford, together with his wife, Countess Irene von Harrach of Rohrau and Thannhausen, and their four daughters.

In the mid 1970s

Sir James Goldsmith bought the property as a family residence for himself and his wife Lady Annabel Vane-Tempest-Stewart, daughter of the 8th Marquess of Londonderry, who remained at Ormeley Lodge for the following 50 years.





The Gardens

The main entrance to the house, adorned with a magnificent *Magnolia grandiflora*, is approached through 19th century ornamental iron gates, described by Pevsner as “outstandingly fine”. These lead to a paved garden flanked by mature hedging that provides separation from the parking area to the west and, to the east, a delightful knot garden formed of two colours of box encircling holly trees, designed by Arabella Lennox-Boyd. This sits snugly in front of the east wing, whose mellow redbrick elevations are garlanded in purple-flowering wisteria. Further east lies a walled lawn used as a play area, sheltered by majestic mature trees.

A partly-glazed door at the rear of the entrance hall leads to a stone paved terrace, separated by low box hedges from an expansive square of ornamental lawn and a delightful shady avenue, in its maturity, more like a corridor, of *Prunus autumnalis*, designed by Mary Keen, leading the eye into the distance and dividing the gardens into a series of outdoor rooms. Among these delights is a generous grassed area known as the paddock, intersected by mown paths, adjoining a wildflower garden in the form of an orchard, where fruit trees are besieged by meadow flowers, cowslips, daisies and poppies, underplanted with spring bulbs. A further mature hedge separates the orchard from a productive kitchen garden, extending along the estate’s eastern wall which is shared with aviaries.

Interspersed throughout are enchanting specimen trees, including a mature Atlas cedar (*Cedrus atlantica*), a tree of heaven (*Ailanthus altissima*), a tulip tree (*Liriodendron tulipifera*), two liquid ambers (*Liquidambar styraciflua*) and a catalpa (*Catalpa bignoniodes*).

To the west, the harmonious green of an all-weather tennis court is protected and embellished by multi-hued bushes competing for attention with a trellis festooned in climbing roses. Alongside, for spectators, is a small arbour clad in scented jasmine.

A grassed walk separates the tennis court from a similar trellis forming the southern border of a sheltered garden in which the swimming pool sits as if nature intended, surrounded by paving and planted borders. Complete with diving board and summer house, it was installed in the early 20th century and is first illustrated in a photograph taken in 1934. The charming tile-roofed summer house, emblazoned in purple wisteria, is located for maximum exposure to the sun. Originally open-fronted, it has since been enclosed by brick elevations with a central pair of full-height French windows.

Within the high brick wall that forms the northern boundary of the gardens is a pair of tall ornamental iron gates, installed by Sir James and Lady Annabel Goldsmith in 1988. In a stroke of genius, these allow the illusion when viewed from the house that the specimen trees and greens of Richmond Golf Club beyond, once Royal hunting grounds, are parkland and fields extending into the distance.









Location

Ormeley Lodge sits directly next to the Ham Common Woods Nature Reserve, bordering the western edge of Richmond Park. Spanning over 2,500 acres of ancient woodland, rolling hills and open grassland, Richmond Park is London’s largest Royal Park and its largest Site of Special Scientific Interest. Established as a hunting ground by Charles I in the 17th century, it remains home to freely roaming herds of red and fallow deer.

Richmond upon Thames town centre lies a couple of miles away, with its railway station providing fast direct trains to Waterloo, plus District Line underground and overland services. The area offers outstanding shopping and schooling, along with numerous restaurants including Scott’s Richmond and The Ivy Richmond Brasserie. Closer still, around a mile from the property, are the award-winning Petersham Nurseries and The Dysart, while The New Inn on Ham Common Road is within easy walking distance.





CH: Ceiling height

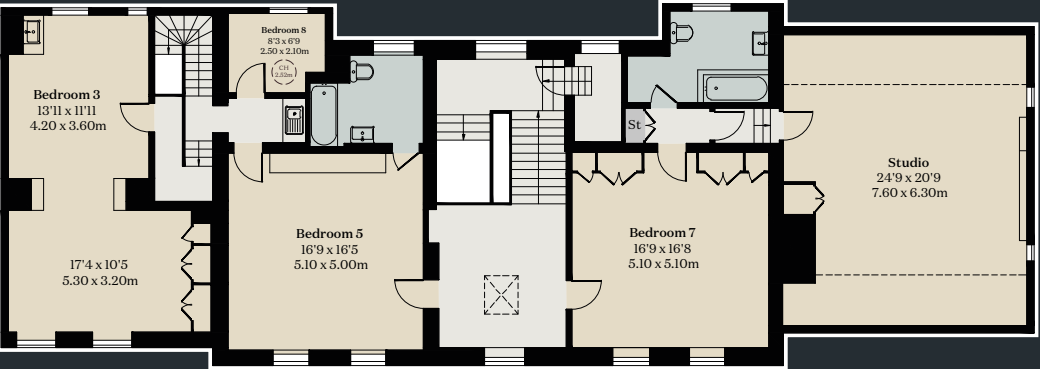
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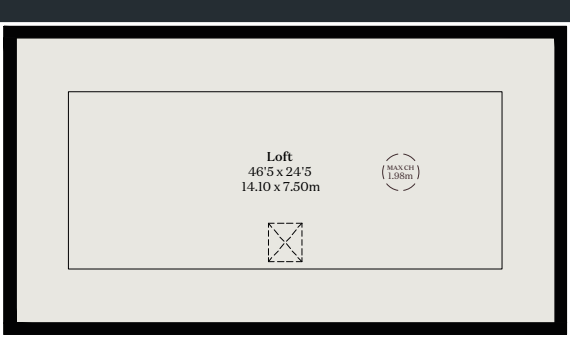
First Floor



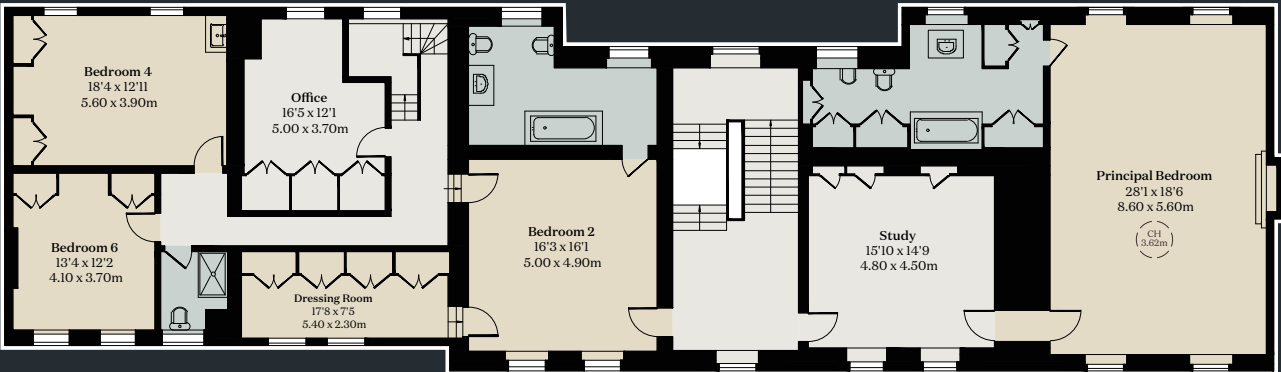
Second Floor



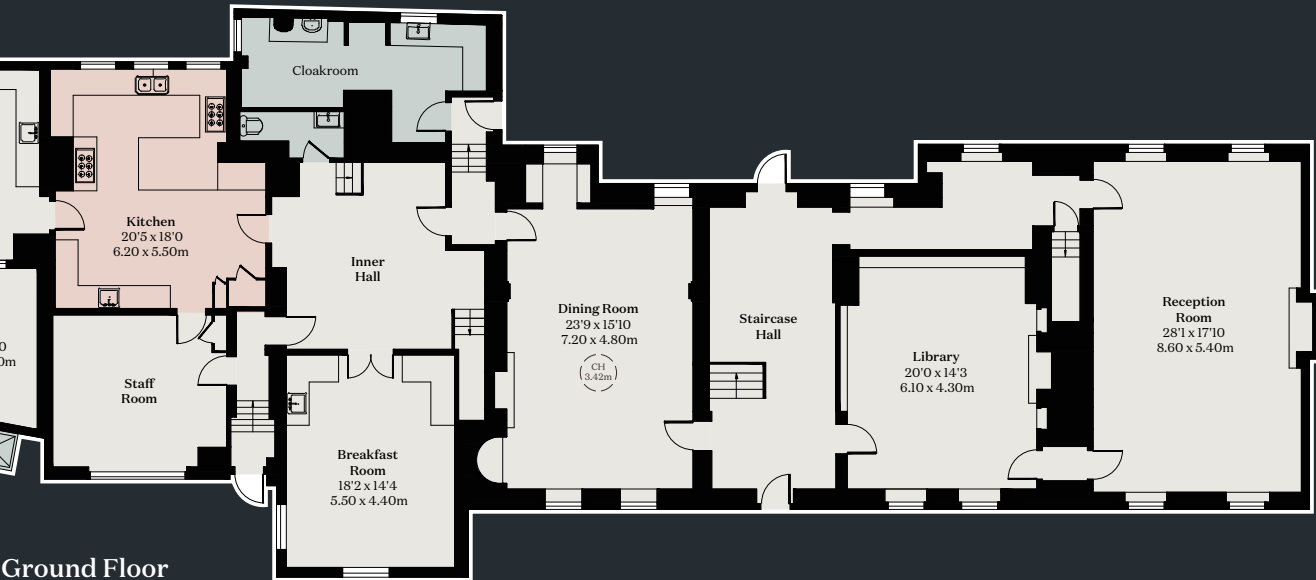
Loft



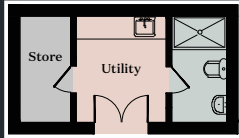
First Floor



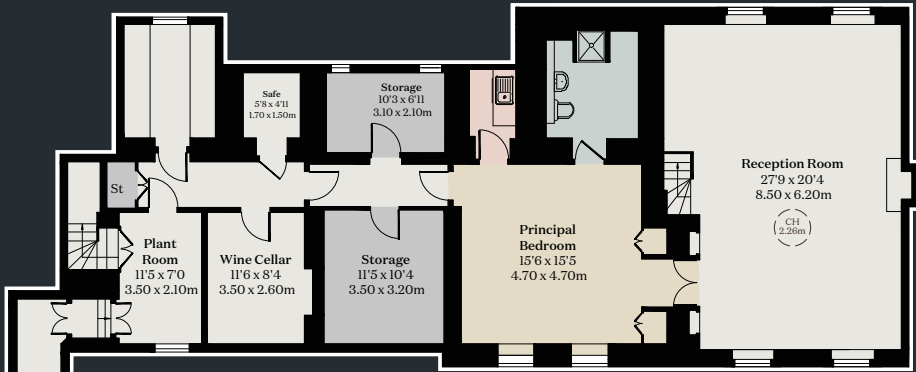
Ground Floor



Pool House



Lower Ground Floor



Ormeley Lodge Estate

Approximate Gross Internal Area
15,814 sq ft / 1,469 sq m

Ormeley Lodge

Approximate Gross Internal Area
11,569 sq ft / 1,075 sq m including loft

Ormeley Mews

Guest Cottage, Ground Floor Flat and First Floor Flat

Approximate Gross Internal Area
1,672 sq ft / 155 sq m

Gardener's Store, Plant Room, Garage and First Floor Studio

Approximate Gross Internal Area
1,580 sq ft / 147 sq m

Ormeley Lodge Cottage

Approximate Gross Internal Area
993 sq ft / 92 sq m including loft

Tenure Freehold

Guide Price £25,000,000

Services Ormeley Lodge is centrally heated from an oil-fired boiler, plus a back-up gas-fired boiler for hot water

Ormeley Lodge Cottage, guest cottage flats and gardener's flat have gas-fired central heating

Local Authority London Borough of Richmond upon Thames

Council Tax Ormeley Lodge & ancillary accommodation: Band H

EPC Ratings

Ormeley Lodge: Exempt
Ormeley Lodge Cottage: D
Guest Cottage Ground floor: D
Guest Cottage First Floor: C
Gardener's Flat: D

Postcode TW10 5HB

Listing Ormeley Lodge, with gates and railings to the front, is listed Grade II*. The estate lies within the Ham Common Conservation Area.

Ormeley Lodge Cottage





Paddy Dring
+44 7785 363 665
paddy.dring@knightfrank.com

Knight Frank Private Office
55 Baker Street
London W1U 8AN
knightfrank.co.uk

United Kingdom

Sotheby's

INTERNATIONAL REALTY

Robert Swann
+44 7548 957 506
rsw@sothebysrealty.co.uk

James Williams
+44 7508 548 237
jw@sothebysrealty.co.uk

sothebysrealty.co.uk

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