



# SUDBROOK HOUSE

RICHMOND TW10

# A LANDMARK CONTEMPORARY HOME IN RICHMOND

One of the most impressive homes to come to market in Richmond in recent years.

This extraordinary seven-bedroom detached house has undergone a complete rebuild and refurbishment to create a modern residence of rare scale and quality.

Spanning 6,854 sq ft and set within a secluded walled garden, the property combines striking architecture, exceptional interior design, and leisure facilities including a heated outdoor pool and pool house. A gated forecourt to the front provides parking for several cars and leads to the triple garage, making this an exceptional property for car enthusiasts.



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EPC

B

Local Authority: London Borough of Richmond upon Thames

Council Tax band: Band G

Tenure: Freehold

**Guide Price £6,500,000**





At the heart of the ground floor is a vast open-plan kitchen, dining, and family room stretching almost 50ft in length. Floor-to-ceiling windows frame views of the landscaped garden and flood the space with natural light.





A bespoke concrete island with a breakfast bar anchors the kitchen, which is fitted with Wolf and Subzero appliances, while the dining area has ample room for entertaining on a grand scale.

A more formal reception room, also opening onto the garden, provides a second impressive entertaining space.





The ground floor also includes a music room or snug, study, utility room, cloakroom, and a triple garage.

Externally, the south-facing garden extends over 110ft and has been landscaped with mature trees, shrubs, and borders. Discreet storage areas for garden and pool equipment are tucked away behind. To the side of the garden there is private access to Ham Gate Avenue.



At the garden centre sits a heated swimming pool with a protective cover, alongside a pool house currently used as a games room with kitchen and shower facilities.







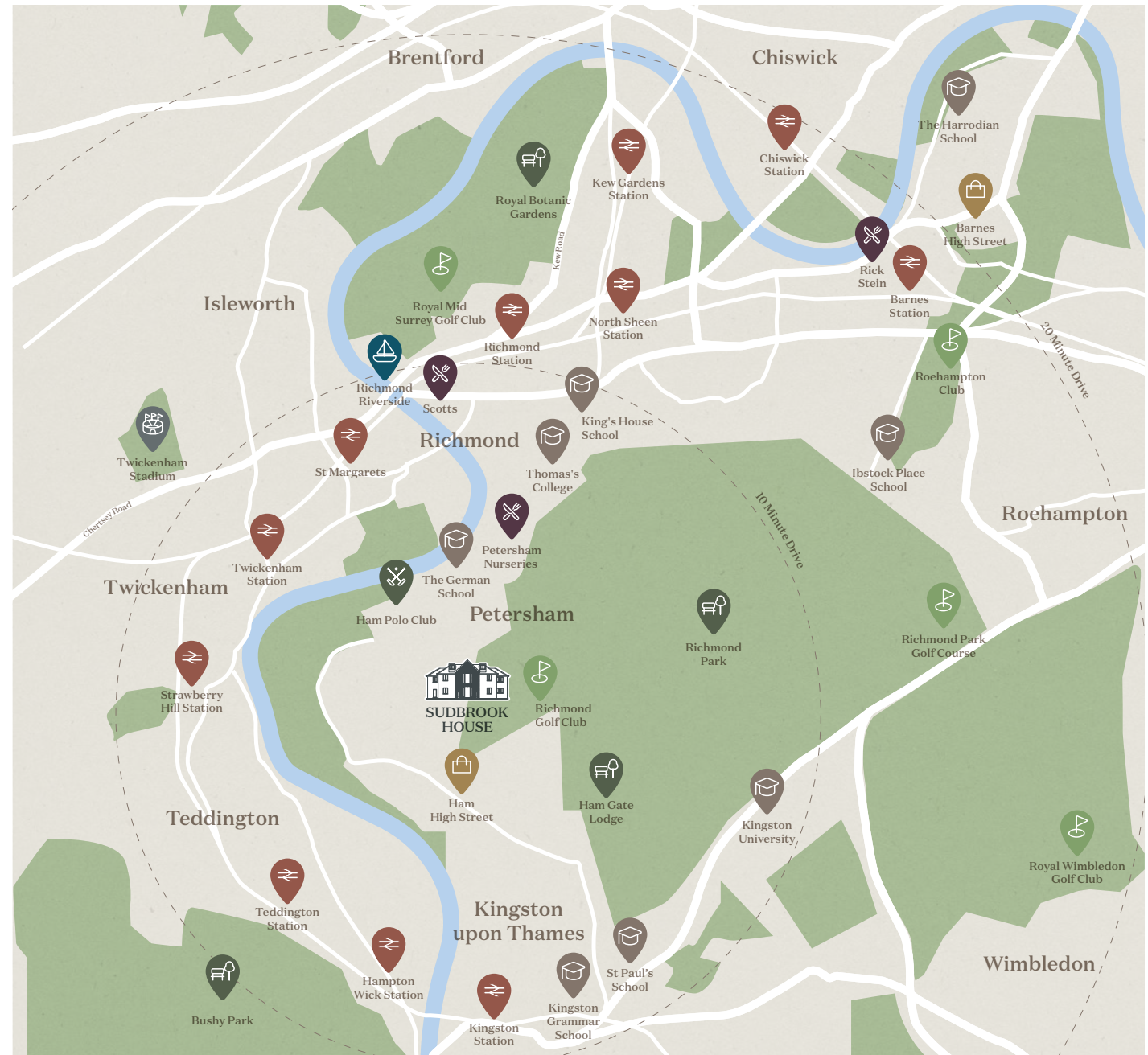
A glass staircase leads to the first floor, where the principal suite spans the rear of the house with its own private dressing room, extensive wardrobe space, and a sumptuous bathroom.

Three further bedrooms occupy the first floor, one en suite and two sharing a large family bathroom, all finished in a calm, contemporary style. The top floor adds three further double bedrooms, two en suite, one with a private balcony, providing flexibility for larger families or guests.



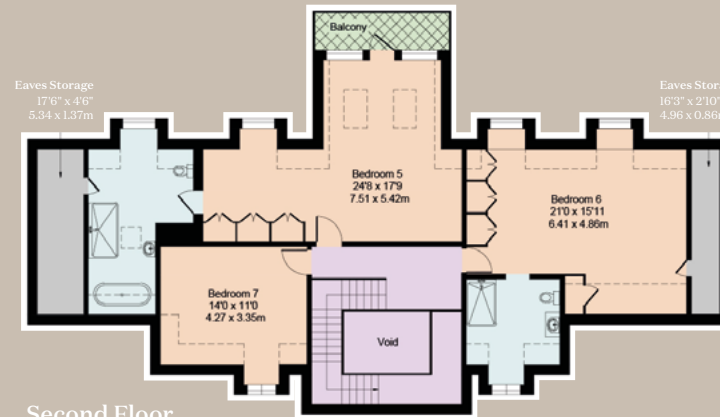
## VILLAGE ATMOSPHERE WITH RICHMOND PARK ON THE DOORSTEP

A quiet cul-de-sac of substantial detached homes moments from Ham Common, with its village pond, pub, and cricket green, and with direct access to Ham Gate of Richmond Park. Despite its semi-rural atmosphere, the house is just a short distance from Richmond town centre and its fast links into central London. The area is well served by excellent schools, including Grey Court, the German School, Tiffin Girls, and Kingston Academy, making this an outstanding family home in one of southwest London's most desirable settings.





Ground Floor



Second Floor



First Floor



Approximate Gross Internal Area

6,854 sq ft

637 sq m

including eaves storage, pool room and garage excluding store/ plant room

Eaves Storage

118 sq ft / 11 sq m

Pool Room

398 sq ft / 37 sq m

Garage

592 sq ft / 55 sq m

CH = Ceiling Height

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